

U. S. HIGHWAY 281 NORTH

DETAIL "B"
EXIT ONLY GATE
SCALE: 1" = 60'

DETAIL "A"
SCALE: 1" = 60'

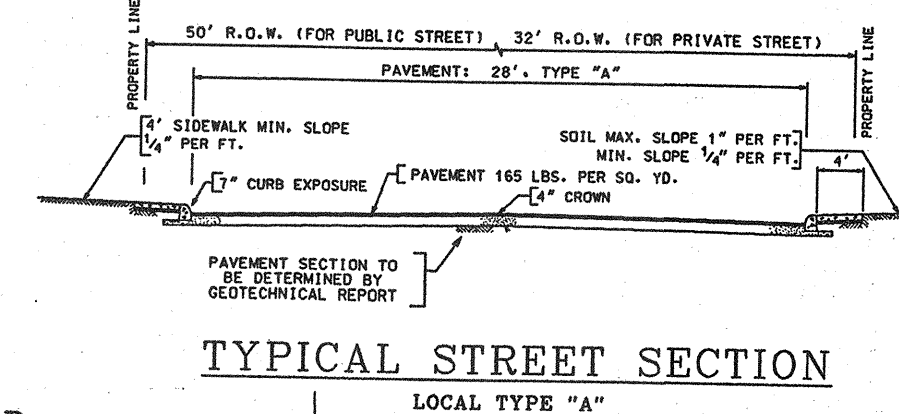
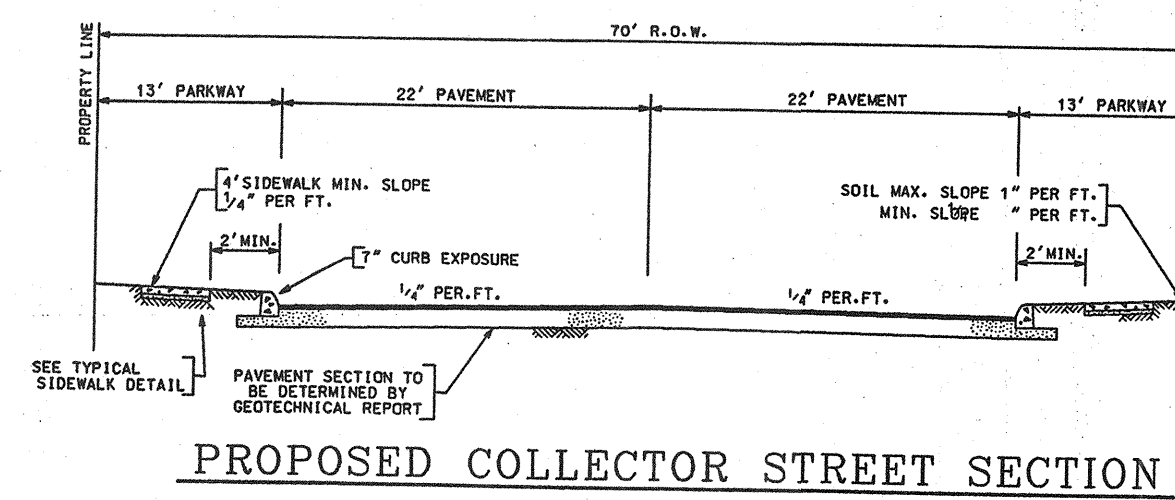
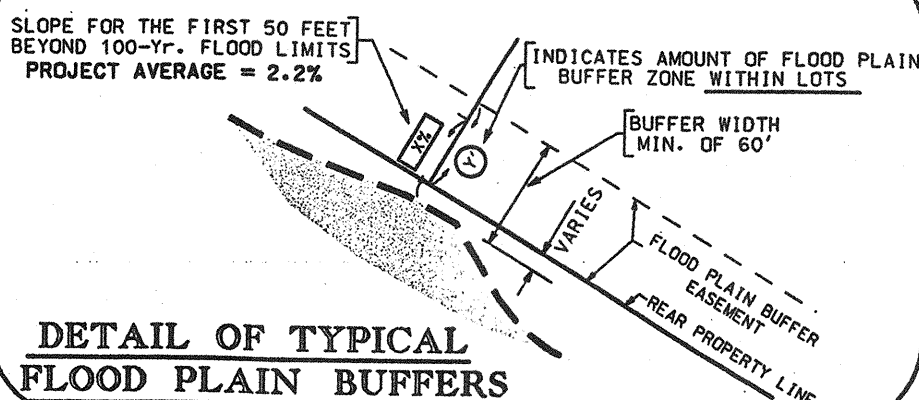
PHASE 1, PRE-ANNEXATION LAND USE PLAN FOR 114.43 Ac.

- (A) DEFERRED DEVELOPMENT AREAS: **
- (1) COMMERCIAL SITE -- 10.64 Ac.
- (2) FUTURE SINGLE FAMILY RESIDENTIAL AREA -- 6.16 Ac. (24 Lots) UNIT-5
1.42 Ac. (2 Lots) UNIT-4
- (B) FLOOD PLAIN AND ADJACENT NATURAL AREA
- (1) WEST OF PROPOSED COLLECTOR STREET -- 5.18 Ac.
- (2) EAST OF PROPOSED COLLECTOR STREET -- 45.27 Ac.
- (C) FLEX AREA ----- 1.44 A.C.
- (D) TRINITY PASS STREET OUTSIDE UNIT-1 ----- 0.68 Ac.
- (E) SINGLE FAMILY RESIDENTIAL AREA OPEN FOR DEVELOPMENT PRIOR TO ANNEXATION
- (1) UNIT - 1 -- 20.12 Ac. -- 70 LOTS @ 50' MIN. WIDTH
- (2) UNIT - 2 -- 9.43 Ac. -- 48 LOTS
- (3) UNIT - 3 -- 44.21 Ac. -- 44 LOTS
- (4) UNIT - 4 -- 0.88 Ac. -- 2 LARGE LOTS

TOTAL INITIAL DEVELOPMENT AREA = 45.96 ACRES / 165 SINGLE FAMILY LOTS

PHASE I PROJECTED IMPERVIOUS COVER = 17.13 Ac.
IMPERVIOUS COVER RATIO WITH RESPECT TO TOTAL PROJECT AREA = 14.97%.

** THESE UNFLOODED AREAS ARE TO REMAIN UNDEVELOPED UNTIL THE PROPERTY IS ANNEXED
IN ORDER TO MEET IMPERVIOUS COVER LIMITATIONS IN THIS (SAWS) "CATEGORY 3" AREA.
OR UNTIL THE WPAP MAY BE MODIFIED.



- GENERAL NOTES:
1. THIS PROPERTY IS OVER THE EDWARDS RECHARGE ZONE AND OUTSIDE CITY LIMITS.
 2. WATER SERVICE TO BE PROVIDED BY SAWS.
 3. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS.
 4. GAS AND ELECTRIC TO BE PROVIDED BY CPS.
 5. TELEPHONE SERVICE TO BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE, INC.
 6. CABLE TV SERVICE TO BE PROVIDED BY TIME WARNER CABLE.
 7. INTERSECTION SITE DISTANCE TO COMPLY WITH THE 2001 AASHTO GUIDELINES.
 8. A COMPLETE COPY OF THE W.P.A.P. WILL BE REQUIRED AT THE TIME OF PLATTING.
 9. TUSCAN OAKS UNIT 3 & 3A ARE INCLUDED IN TRINITY OAKS PLANNED UNIT DEVELOPMENT, No. 03-021C.

- SPECIAL NOTES:
1. THE SHADED AREAS IN AND ALONG THE CREEK, BEING REPRESENTATIONS OF THE 100-YR. FLOOD PLAIN, ALSO REPRESENT THE "FLOOD PLAIN PRESERVATION AREA" AS DEFINED BY RECHARGE ZONE ORDINANCE No. 81491. CONSTRUCTION ACTIVITY WITHIN THIS AREA IS RESTRICTED AS DEFINED IN CODE SECTION 34-912.
 2. EXTENDING UPGRADIENT FROM THE LIMITS OF THE FLOOD PLAIN A "FLOOD PLAIN BUFFER ZONE", (LIKEWISE DEFINED BY ORDINANCE) IS HEREBY ESTABLISHED FOR A DISTANCE OF 60 LF. A PORTION OF THE BUFFER ZONE WIDTH LIES WITHIN PROPOSED LOTS, AND SUCH AREA IS DELINEATED BY A "FLOOD PLAIN BUFFER EASEMENT" SHOWN ON THIS MASTER PLAN AND TO BE REFLECTED ON SUBSEQUENT PLATS. REFERENCE THE TYPICAL DETAIL ON THIS SHEET.

NOTE: TUSCAN OAKS, UNITS 3 & 3A ARE INCLUDED IN TRINITY OAKS PLANNED UNIT DEVELOPMENT

FUT NOTE:
FLOOD PLAIN WILL
BE PLATTED AT THE
UNIT #5 IS PLATTED

APPROVED
PLANNED UNIT DEVELOPMENT
PLANNING COMMISSION
CITY OF SAN ANTONIO

Chairman: _____ Date: _____
Secretary: _____ Date: _____

ULTIMATE LAND USE PLAN (AFTER ANNEXATION)

	APPROXIMATE CONSTRUCTION DATE
SINGLE FAMILY UNIT - 1 PUD	20.52 Acres * 70 ± RESIDENTIAL LOTS 2005
SINGLE FAMILY UNIT - 2 PUD	9.61 Acres * 48 ± RESIDENTIAL LOTS 2005
SINGLE FAMILY UNIT - 3 PUD	11.21 Acres * 45 ± RESIDENTIAL LOTS 2006
SINGLE FAMILY UNIT - 3A PUD	2.88 Acres * 2 LARGE LOTS 2007
SINGLE FAMILY UNIT - 4	1.42 Acres * 2 ± RESIDENTIAL LOTS 2007
SINGLE FAMILY UNIT - 5	6.16 Acres * 24 ± RESIDENTIAL LOTS 2008
SUB-TOTAL	51.80 Acres 191 SINGLE FAMILY LOTS (50' WIDE OR LARGER) (DENSITY = 1.94)

FLEX AREA 1.44 Acres

COLLECTOR STREET OUTSIDE UNIT-1: 0.68 Acres

DRAIN EASEMENT & ADJACENT GREENSPACE 44.69 ACRES (EAST OF COLLECTOR)

DRAIN EASEMENT & ADJACENT GREENSPACE 5.18 ACRES (WEST OF COLLECTOR)

COMMERCIAL AREA 10.64 Acres *

TOTAL ACREAGE 114.43 Acres and RESIDENTIAL AREA = 98.61 Acres

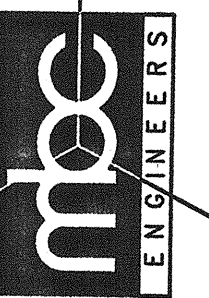
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UNIT-1 AREA INCLUDES ADJACENT COLLECTOR STREET.

ULTIMATE DEVELOPMENT IMPERVIOUS COVER FOR "RESIDENTIAL AREAS"
(INCLUDING TRINITY PARK AND ALL PROPERTY EAST OF IT) = 19.57 ACRES

ULTIMATE "RESIDENTIAL AREA" I.C. RATIO = 19.85%

DEVELOPER:
LEE HAGEN PARTNERSHIP, LTD.
15114 JONES MALTSBERGER
SAN ANTONIO, TEXAS 78247

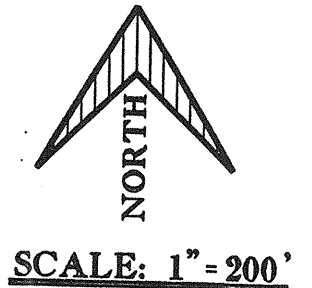
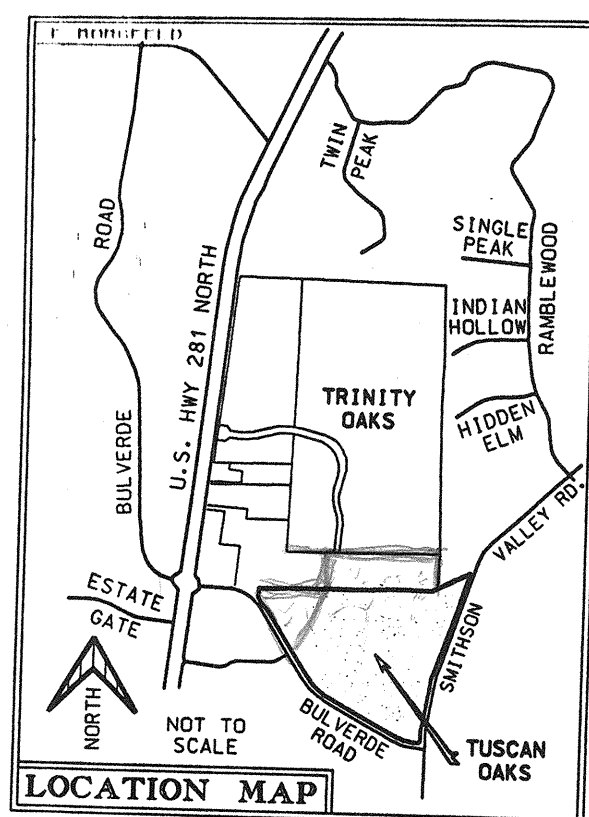
MAGINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS



TUSCAN OAKS DEVELOPMENT
MASTER DEVELOPMENT PLAN

REVISIONS:	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DESIGN: R. A. L.
DRAWN: P. A. E.
CHECKED: _____
DATE: OCT. 1, 2004
JOB NO.: 18778-1480
SHT. 1 OF 1



U. S. HIGHWAY 281 NORTH

DETAIL "B"

EXIT ONLY GATE
SCALE: 1" = 60'

DETAIL "A"

SCALE: 1" = 60'

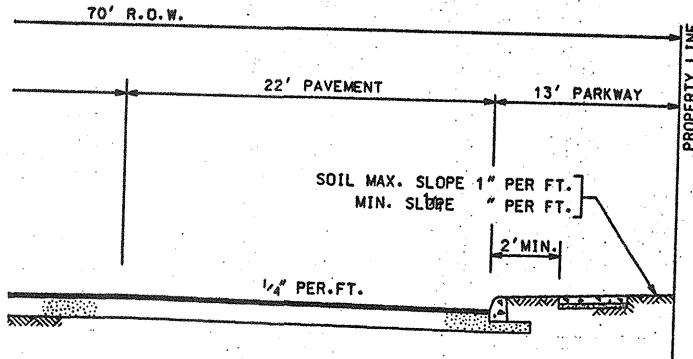
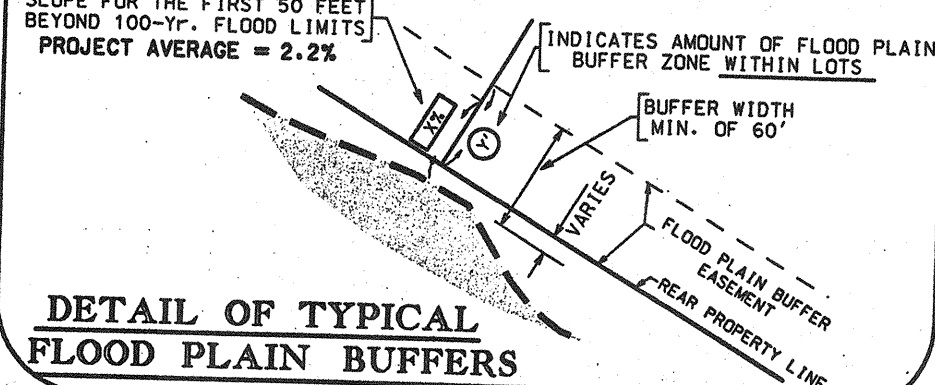
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SINGLE FAMILY UNIT - 1	20.52 Acres *	70 ± RESIDENTIAL LOTS
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SUB-TOTAL	51.80 Acres	191 SINGLE FAMILY LOTS (50' WIDE OR LARGER)
FLEX AREA	1.44 Acres	

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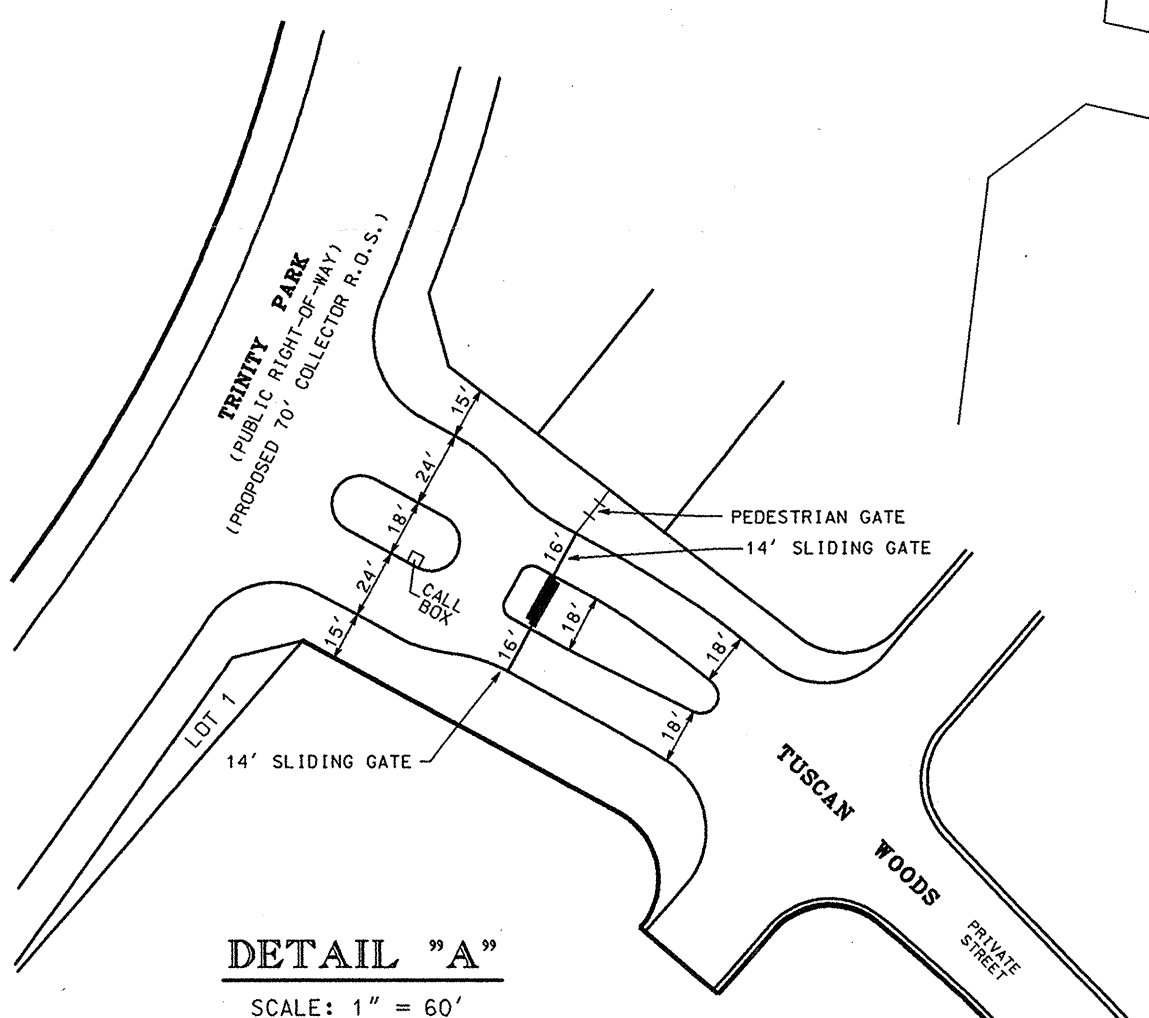
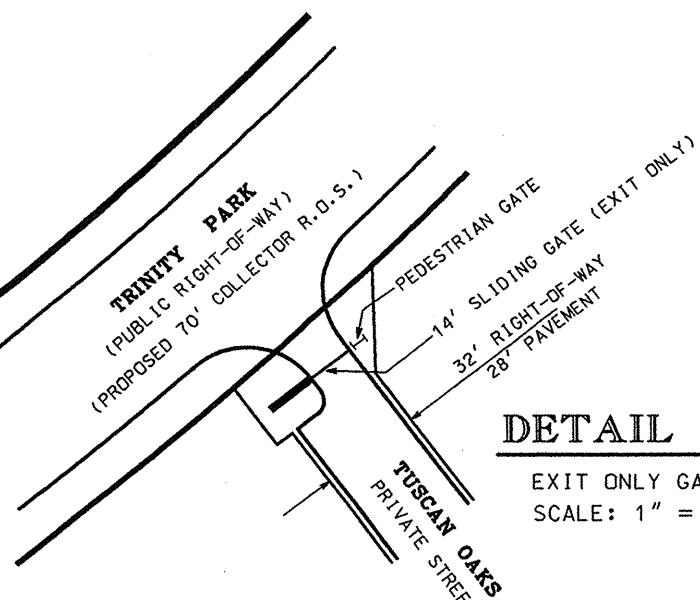
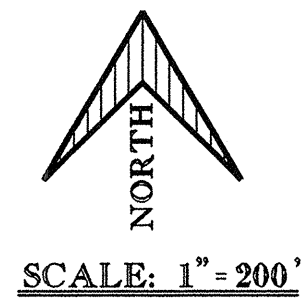
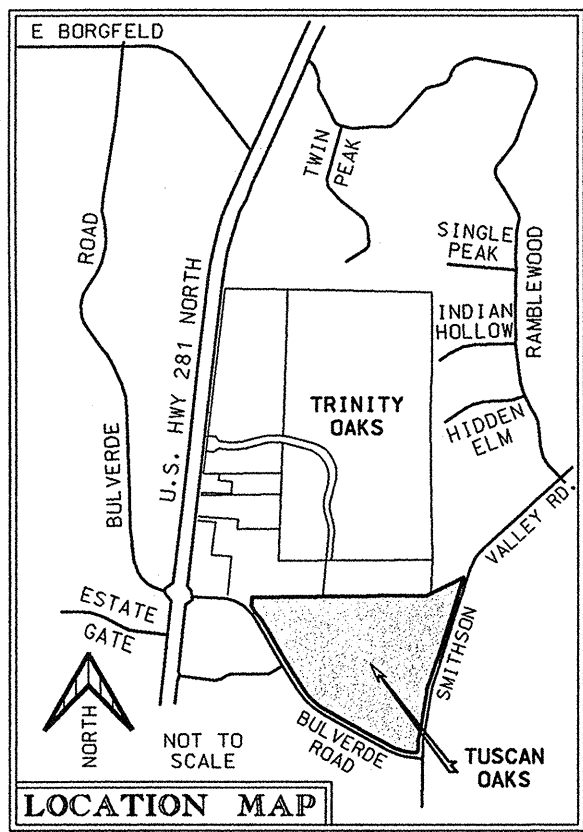
DEVELOPER:
LEE HAGEN PARTNERSHIP, LTD.
15114 JONES MALTSBERGER
SAN ANTONIO, TEXAS 78247

TUSCAN OAKS DEVELOPMENT
MASTER DEVELOPMENT PLAN

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Tel. No. (210) 546-4222 Fax No. (210) 546-9302 www.mbcengineers.com

REVISIONS:	DATE	NO.	DESCRIPTION

DESIGN R. A. L.
DRAWN P. A. E.
CHECKED
DATE OCT. 1, 2004
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SHT. 1 of 1



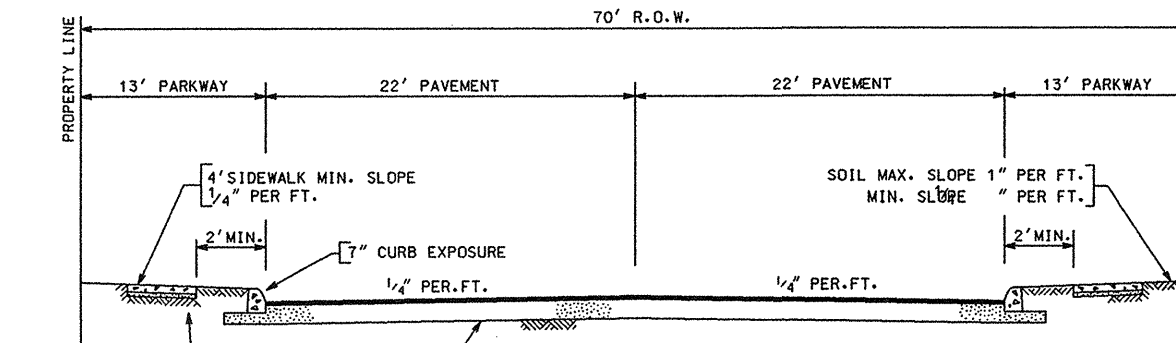
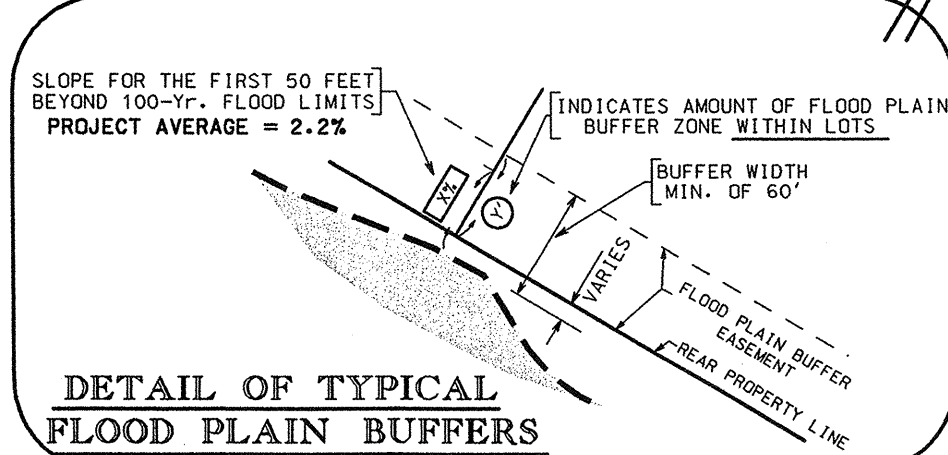
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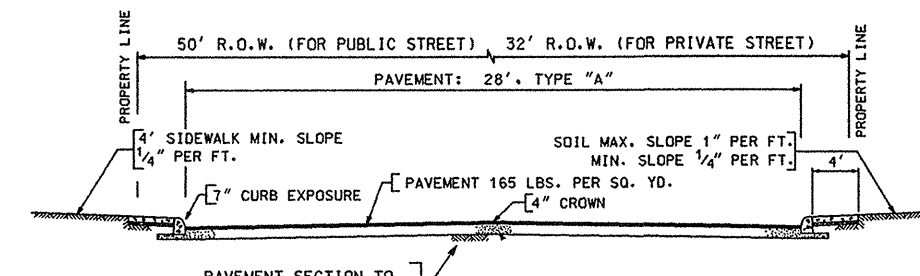
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PROPOSED COLLECTOR STREET SECTION



TYPICAL STREET SECTION

LOCAL TYPE "A"

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NOTE:
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APPROVED
PLANNED UNIT DEVELOPMENT
PLANNING COMMISSION
CITY OF SAN ANTONIO

Chairman: _____ Date: _____
Secretary: _____ Date: _____

ULTIMATE LAND USE PLAN (AFTER ANNEXATION)

			APPROXIMATE CONSTRUCTION DATE
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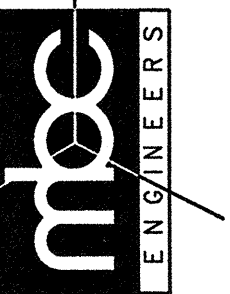
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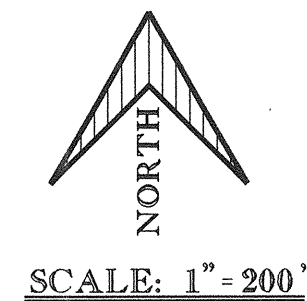
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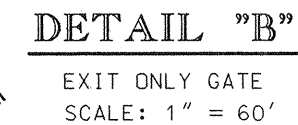


TUSCAN OAKS DEVELOPMENT
MASTER DEVELOPMENT PLAN

REVISIONS:	DATE	NO.	DESCRIPTION	BY
DESIGN			R. A. L.	
DRAWN			P. A. E.	
CHECKED				
DATE				
JOB NO.				
SHT.				



U. S. HIGHWAY 281 NORTH



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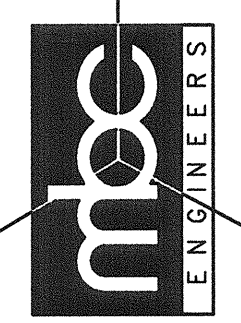
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04 OCT 25 11 27 AM
OFFICE OF THE CLERK
COUNTY OF BEXAR
SAN ANTONIO, TEXAS



~~FUSCAN OAKS DEVELOPMENT
MASTER DEVELOPMENT PLAN~~

[illegible]

DESIGN R. A. L.
DRAWN P. A. E.

CHECKED _____
DATE OCT. 1, 2004
JOB NO. 18778-1480
SHT. 1 of 1

DEVELOPER:
LEE HAGEN PARTNERSHIP, LTD.
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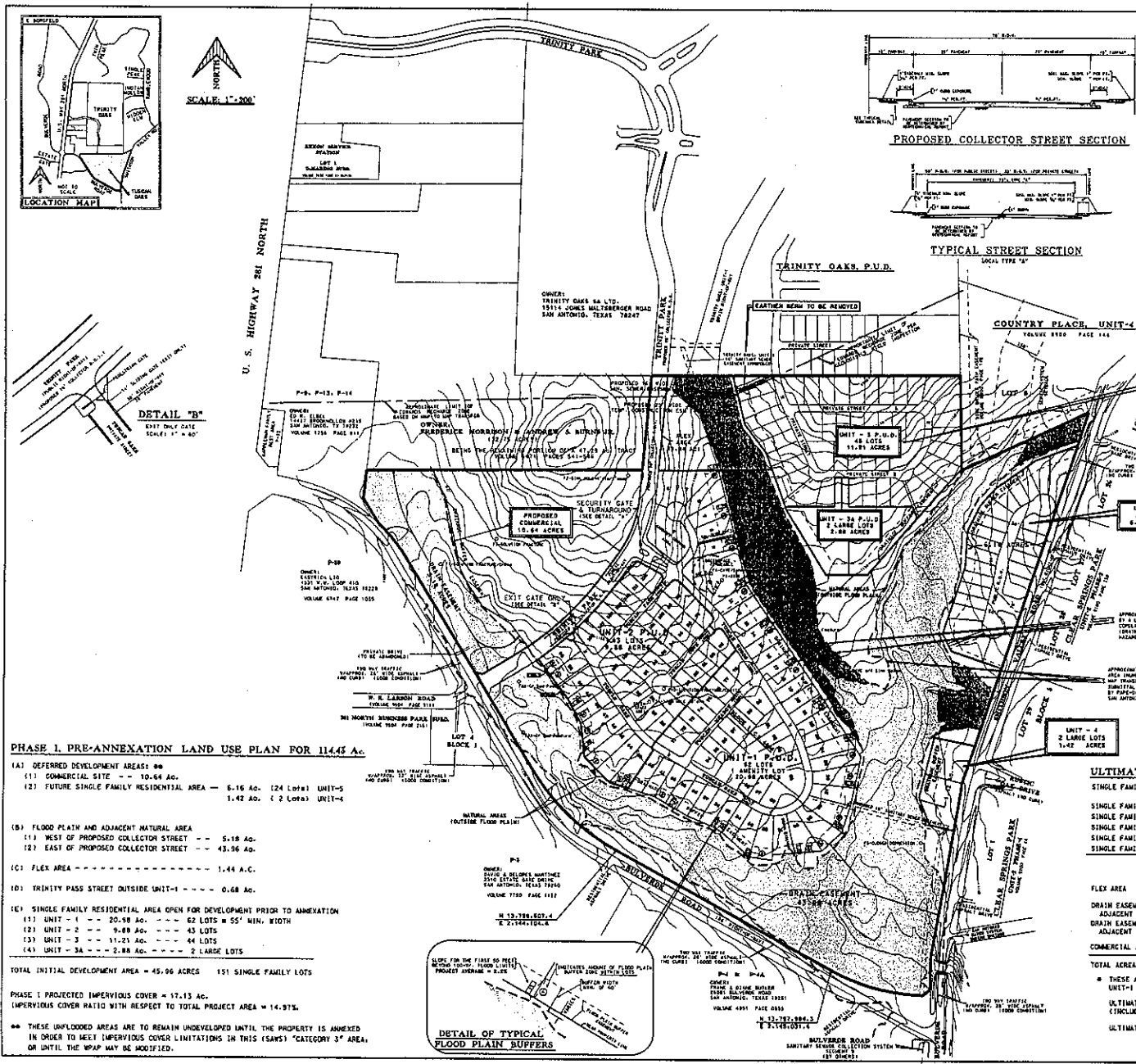
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✓ SINGLE FAMILY UNIT - 2	9.61 Acres *	48 ± RESIDENTIAL LOTS
✓ SINGLE FAMILY UNIT - 3	11.21 Acres	45 ± RESIDENTIAL LOTS
✓ SINGLE FAMILY UNIT - 3A	2.88 Acres	2 LARGE LOTS
✓ SINGLE FAMILY UNIT - 4	1.42 Acres	2 ± RESIDENTIAL LOTS
✓ SINGLE FAMILY UNIT - 5	6.16 Acres	24 ± RESIDENTIAL LOTS
SUB-TOTAL	51.80 Acres	191 SINGLE FAMILY LOTS (50' WIDE OR LARGER)
FLEX AREA	1.44 Acres	
COLLECTOR STREET OUTSIDE UNIT-1:	0.68 Acres	
DRAIN EASEMENT & ADJACENT GREENSPACE	44.69 ACRES	(EAST OF COLLECTOR)
DRAIN EASEMENT & ADJACENT GREENSPACE	5.18 ACRES	(WEST OF COLLECTOR)
COMMERCIAL AREA	10.64 Acres *	
TOTAL ACREAGE	114.43 Acres	

* THESE AREAS INCLUDE GREENSPACE AND DRAINAGE BUFFER EASEMENTS WITHIN UNIT BOUNDARY.
UNIT-1 AREA INCLUDES ADJACENT COLLECTOR STREET.

ULTIMATE DEVELOPMENT IMPERVIOUS COVER FOR "RESIDENTIAL AREAS"
(INCLUDING TRINITY PARK AND ALL PROPERTY EAST OF IT) = 19.57 ACRE

ULTIMATE "RESIDENTIAL AREA" I.C. RATIO = 19.85%

map # 847 0076



GENERAL NOTES:

1. THIS PROPERTY IS OVER THE CONDUITS RECHARGE ZONE AND OUTSIDE CITY LIMITS.
2. WATER SERVICE TO BE PROVIDED BY SANS.
3. SANITARY SEWER SERVICE TO BE PROVIDED BY SANS.
4. GAS AND ELECTRIC TO BE PROVIDED BY CMA.
5. TELEPHONE SERVICE TO BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE, INC.
6. CABLE TV SERVICE TO BE PROVIDED BY TIME WARNER CABLE.
7. INTERACTION SITE DISTANCE TO COMPLY WITH THE 2001 AASHTO GUIDELINES.
8. A COMPLETE COPY OF THE W.P.A.P. WILL BE RESUBMITTED AT THE TIME OF PLATTING.
9. 42.8 ACRES OF THE FLOOD PLAIN WILL BE PLATTED WITH UNIT-1.
10. THIS DEVELOPMENT REQUIRES A TOTAL OF 8.8 ACRES OF PARK/OPEN SPACE DEDICATION. THIS DEVELOPMENT IS PROVIDING 1.7 ACRES OF PARK/OPEN SPACE AND IMPROVEMENT CREDIT. THE REMAINING 7.1 ACRES WILL BE MET BY A PARK FEE IN LIEU OF PARCEL DEDICATION AS PER SDC 35-003.101.

SPECIAL NOTES:

1. THE SHADED AREAS IN AND ALONG THE CREEK, BEING REPRESENTATIONS OF THE 100-YR. FLOOD PLAIN, ALSO REPRESENT THE "FLOOD PLAIN PRESERVATION AREA" AS DEFINED BY MEDIANE ZONE ORDINANCE NO. 81491. CONSTRUCTION ACTIVITY WITHIN THIS AREA IS RESTRICTED AS DEFINED IN CODE SECTION 34-012.
2. EXTENDING UPWARD FROM THE LIMITS OF THE FLOOD PLAIN A "FLOOD PLAIN BUFFER ZONE", ELICITLY DEFINED BY ORDINANCE 118, IS HEREBY ESTABLISHED FOR A DISTANCE OF 50 FT. A PORTION OF THE BUFFER ZONE WIDTH LIES WITHIN PROPOSED LOT-1 AND BUFFER AREA IS DELINEATED BY A "FLOOD PLAIN BUFFER EASEMENT" SHOWN ON THIS MASTER PLAN AND TO BE REFLECTED ON SUBSEQUENT PLATS. REFERENCE THE TYPICAL DETAIL ON THIS SHEET.
3. THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBMITTAL PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 34-012 OF THE CITY OF SAN ANTONIO'S DEVELOPMENT CODE.

OWNER: *Trinity Oaks, P.U.D.* ENGINEER: *John J. Galt*

ULTIMATE LAND USE PLAN (AFTER ANNEXATION)

	APPROXIMATE CONSTRUCTION DATE
SINGLE FAMILY UNIT - 1 PUD	21.46 Acres @ 62 ± RESIDENTIAL LOTS 2005
SINGLE FAMILY UNIT - 2 PUD	9.61 Acres @ 43 ± RESIDENTIAL LOTS 2005
SINGLE FAMILY UNIT - 3 PUD	11.21 Acres @ 45 ± RESIDENTIAL LOTS 2006
SINGLE FAMILY UNIT - 3A PUD	2.88 Acres @ 2 LARGE LOTS 2007
SINGLE FAMILY UNIT - 4	1.42 Acres @ 2 ± RESIDENTIAL LOTS 2007
SINGLE FAMILY UNIT - 5	6.16 Acres @ 24 ± RESIDENTIAL LOTS 2008
SUB-TOTAL	51.80 Acres
Flex Area	1.44 Acres
Drain Easement & Adjacent Greenspace	43.96 Acres (WEST OF COLLECTOR)
Drain Easement & Adjacent Greenspace	5.18 Acres (WEST OF COLLECTOR)
Commercial Area	10.64 Acres
TOTAL ACREAGE	114.43 Acres and Residential Area = 98.61 Acres

THESE AREAS INCLUDE GREENSPACE AND DRAINAGE BUFFER EASEMENTS WITHIN UNIT BOUNDARY.

UNIT-1 AREA INCLUDES ADJACENT COLLECTOR STREET.

ULTIMATE DEVELOPMENT IMPERVIOUS COVER FOR "RESIDENTIAL AREAS"
(INCLUDING TRINITY PARK AND ALL PROPERTY EAST OF IT) = 19.57 ACRES

ULTIMATE "RESIDENTIAL AREA" I.C. RATIO = 19.85%

DEVELOPER:
TUSCAN OAKS, INC.
13124 JONES MALTSBERGER
SAN ANTONIO, TEXAS 78247

TUSCAN OAKS
MASTER DEVELOPMENT PLAN
N. 847

MAGNA • BOSE • CORP. & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
8332 Central Expressway North, San Antonio, Texas 78212
Tel. 512.382.4541 Fax 512.382.4542

DATE: OCT. 1, 2004
BY: J. GALT

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence Sheet

TO: Michael Herrera, Development Services MDP Division
FROM: Richard L. De La Cruz (Senior Engineer) Development Services TIA Division
COPIES TO: File
SUBJECT: Tuscan Oaks MDP/PUD, Level 1 TIA
DATE: December 2, 2004

The Development Services TIA Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the Tuscan Oaks MDP/PUD. The analysis is in compliance with TIA Ordinance 91700.

This 114-acre development is located at the northwest corner of Bulverde Road and Smithson Valley Road. The 103.3 acres is proposed to be single-family homes. The remaining 10.6 acres will be commercial use. The proposed development is projected to generate 418 PM peak hour trips.

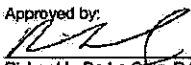
The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the Tuscan Oaks PUD Development, at no cost to the City of San Antonio:

- All Roadways shall conform to UDC 35-506 (c) (1), Table 506-1: Functional Classification System Description.
- All access driveways shall comply with UDC 35-506 (r) - Access and Driveways.
- All access driveways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.

Note: Bexar County November 2003 bond program has recently approved a capital improvement project on Bulverde Road from US 281 to Smithson Valley Road. (See Attachment A)

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal site plan. Site circulation is important for this proposed development. Reduced number of driveways and cross access is encouraged in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.


Marc A. Courchesne
Senior Engineering Technician

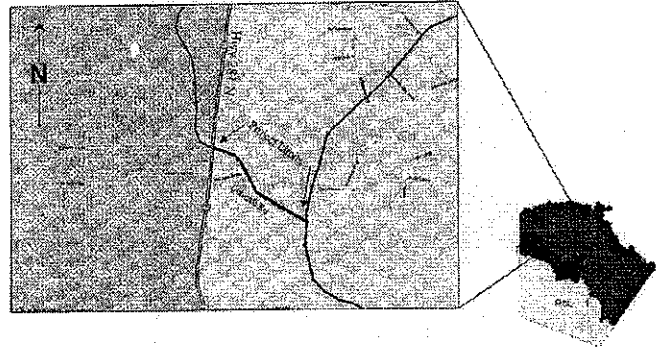
Approved by:

Richard L. De La Cruz, P.E.
Senior Engineer

ID 2004TIA1156

Bulverde Rd.

Project Location: Bulverde Road from Smithson Valley to Hwy 281

Precinct 3



Project Information:

This .75 mile project is a part of the November 2003 bond program which was recently approved by the voting public of Bexar County. The limits of this project are from Smithson Valley to Highway 281, for a total length of approximately 0.75 miles. The road section will consist of a full reconstruction of roadway with 56 ft. of pavement (including two travel lanes in each direction and 4 ft. wide shoulders).

Project Component	Associated Cost	Service Provider
ROW Acquisition	To Be Determined	TDB
Engineering	\$ 188,800 (preliminary only)	HDR Engineering
Construction	\$ 2,630,000	-Contractor not yet selected-

Project Status:

Pending engineering service agreement approval. (Est.) Begin construction: Summer '06,
Project Complete: Winter '07.

Last Updated: 1-Nov-04

24

Attachment A



City of San Antonio
Development Services Department
Master Development Plan
APPLICATION



Date: October 25, 2004

Case Manager:

Robert Lombrano, Planner II (Even File number)
 (210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
 (210) 207-7207, ernestb@sanantonio.gov

File Number:

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

☒ Master Development Plan (MDP) (Formerly POADP)

☐ MDP/ P.U.D. Plan (combination)

☐ Master Plan Community District (MPCD)

☐ Traditional Neighborhood Development (TND)

☐ Flexible Development District

☐ Urban Development (UD)

☐ Farm and Ranch (FR)

☐ Rural Development (RD)

☐ Mix Light Industrial (MI-1)

☐ P.U.D. Plan

☐ Mixed Used District (MXD)

☐ Military Airport Overlay Zone (MAOZ)

☐ Manufactured Home Park Plan (MHPP)

☐ Pedestrian Plan (PP)

☐ Other: _____

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or

Project Name: TUSCAN OAKS

Owner/Agent: Lee Hagen Partnership, Ltd. Phone: (210) 494-1941 Fax: (210) 494-2038

Address: 15114 Jones Maltsberger, San Antonio, Texas Zip code: 78247

Engineer/Surveyor: Macina, Bose, Copeland and Assoc., Inc. Phone: (210) 545-1122 Fax: (210) 545-9302

Address: 1035 Central Parkway North, San Antonio, Texas Zip code: 78232

Contact Person Name: Jesse Valdez Email: jessevaldez@mbcengineers.com

February 23, 2004

Page 1 of 5

S:\City Notes\COSA\New UDC Master Developmente Plan and PUD Plan .doc



City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION



Date: August 26, 2004

Case Manager:

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd File Number)
(210) 207-7207, ernestb@sanantonio.gov

Project Number:

**** Will this project be used in conjunction with a Tax Increment Financing Application (TIF) ☐ YES ☒ NO ****

If YES please note that higher standards have been adopted and are required for projects that involve City funds life TIF. For complete information and application of the Tax Increment Financing (TIF) AND Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881.

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
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☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
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☐ Pedestrian Plan (PP)

☐ Other: _____

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Address: 1035 Central Parkway North, San Antonio, Texas Zip code: 78232

Contact Person Name: Robert A. Liesman, P.E. Email: bobliesman@mbcengineers.com

Jesse H. Valdez, Jr. Email: jessevaldez@mbcengineers.com

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION
(Continued)

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
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Existing legal Description: Parcel 1, Abstract 34, C.B. 4866

Existing zoning: OCL Proposed zoning: OCL

Project # of Phases: 6 (residential) Some (Commercial)

Number of dwelling units (lots) by Phases: Residential (Unit-1 70 Lots ±, Unit-2 49 Lots ±, Unit-3 45 Lots ±, Unit-3A 2 Lots ±, Unit-4 2 Lots ±, Unit-5 24 Lots ±), Commercial (# of Lots unk)

Total Number of lots: 191 divided by acreage: 114.43 = Density: 1.67

(PUD Only) Linear feet of street N/A ☐ Private ☐ Gated ☐ Attached
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: N/A divided by total acreage: N/A = Open space N/A %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y: N/A

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: OCL School District: Comal Ferguson map grid: 451, E-6

Is there a previous Master Development Plan (a.k.a. POADP) for this Site?

Name N/A No.

Is there a corresponding PUD for this site? Name N/A No.

Plats associated with this Master Development Plan (a.k.a. POADP) or site?

Name N/A No.

Name N/A No.

Name N/A No.

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 OCT 25 PM 2:46

- ☐ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☐ City assigned Plan ID number;
- ☐ Name and address of owner of record, developer and engineer;
- ☐ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☐ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☐ Two points identified by Texas Planes Coordinates;
- ☐ Basis of bearing used and a north point;
- ☐ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☐ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☐ Date of preparation;
- ☐ Graphic and written scale and north arrow;
- ☐ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☐ Total area of property;
- ☐ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☐ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 OCT 25 PM 2:46

- ☐ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☐ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☐ The location and dimension of all proposed or existing lots.
- ☐ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☐ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☐ The schematic of all existing and proposed streets, as well as proposed access points.
- ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☐ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☐ The location, acreage, category, and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☐ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
 - (PUD ONLY)
 - (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☐ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
 - (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

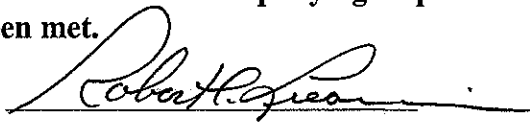
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 OCT 25 PM 2:46

- ☐ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☐ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☐ Location and size in acres of school sites, as applicable.
- ☐ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☐ A stormwater management plan (section 35-B119)

Owner or Authorized Representative:

I certify that the TUSCAN OAKS MDP Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Robert A. Liesman, P.E.

Signature: 

Date: August 26, 2004 Phone: (210) 545-1122 Fax: (210) 545-9302

Email: bobliesman@mbcengineers.com

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW

Historic



Case Manager

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombroso@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | |
| <input type="checkbox"/> Rural Development (RD) | |
| <input type="checkbox"/> Farm and Ranch (FR) | |
| <input type="checkbox"/> Mix Light Industrial (MI-1) | |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Other: _____ |

Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: 9/27/04

04 OCT 25 PM 2:46
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

(Check One)

Project Name: Tuscan Oaks MDP

File# _____

Engineer/Surveyor: Macina, Bose, Copeland & Associates, Inc.

Address: 1035 Central Parkway North, S.A. TX Zip code: 78232

Phone: (210) 545-1122 Fax: (210) 545-9302

Contact Person Name: Jesse Valdez

E-mail: jessevaldez@mbcengineers.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

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☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____

Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: 08/25/06

(Check One)

Project Name: Tuscan Oaks MDP File# _____

Engineer/Surveyor: Macina, Bose, Copeland & Associates, Inc.

Address: 1035 Central Parkway North, S.A. TX Zip code: 78232

Phone: (210) 545-1122 Fax: (210) 545-9302

Contact Person Name: Jesse Valdez E-mail: jessevaldez@mbcengineers.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

DEV. SERVICES
AUG 29 A 7 55

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)

(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)

(210) 207-7207, ernestb@sanantonio.gov

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☐ Plat Certification Request

- ☒ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MAOZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)

☐ Other: _____

Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: Nov. 23, 2004

(Check One)

Project Name: TUSCAN OAKS PUD File# _____

Engineer/Surveyor: Macina, Bose, Copeland & Associates, Inc.

Address: 1035 Central Parkway North, S.A. TX Zip code: 78232

Phone: (210) 545-1122 Fax: (210) 545-9302

Contact Person Name: Jesse Valdez E-mail: jessevaldez@mbcengineers.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)
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February 23, 2004

Page 1 of 2

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CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

[illegible]

H. MacDonald
Signature

Planner II

12-9-04

Date:

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



MDP

City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

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(210) 207-7207, ernestb@sanantonio.gov

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- ☐ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Flexible Development District ☐ Pedestrian Plan (PP)
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____

Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: FEB 4, 2005
Destroyed 2/11/05

(Check One)

Project Name: Tuscan Oaks MDP

File# _____

Engineer/Surveyor: Macina, Bose, Copeland & Associates, Inc.

Address: 1035 Central Parkway North, S.A. TX

Zip code: 78232

Phone: (210) 545-1122

Fax: (210) 545-9302

Contact Person Name: Jesse Valdez

E-mail: jessevaldez@mbcengineers.com

Reference Any *MDP's, POADP's, and PUD's associated with this project:*

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

DEV. SERVICES

2005 FEB -7 P 1:21

REQUEST FOR REVIEW

(Cont.)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: 1. Connectivity Ratio is = 1.0 REQUIRE 2.0

2. TAKE OUT UNIT-3 AND UNIT-3A PUD IT SHOULD BE
INCLUDED WITH THE TRINITY EAKS AMENDED PUD

3. LABEL "LIMITS OF THE PUD."

4. PUT NOTE: STATING "FLOOD PLAIN" WILL BE PLATTED WITH U-5

5. TAKE OUT IN THE GENERAL NOTES: LINE # 9

6. REMOVE ~~BE~~ SIGNATURE BLK FOR THE PLANNING COMMISSION

7. REMOVE U.3, U-3A FROM "PHASE 1, PRE-ANNEXATION LAND USE PLAN."
(E) AND RETOTAL

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

February 23, 2004

Page 2 of 2



MDP

City of San Antonio
Development Services Department
Master Development Plan

REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☐ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
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☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____

Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: 9/27/04

(Check One)

Project Name: Tuscan Oaks MDP File# _____

Engineer/Surveyor: Macina, Bose, Copeland & Associates, Inc.

Address: 1035 Central Parkway North, S.A. TX Zip code: 78232

Phone: (210) 545-1122 Fax: (210) 545-9302

Contact Person Name: Jesse Valdez E-mail: jessevaldez@mbcengineers.com

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February 23, 2004

Page 1 of 2

04 OCT 25 PM 2:47
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

M.D.P.

REQUEST FOR REVIEW

(Cont.)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks -- Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

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☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: UNITS 3, 3A STREETS WILL HAVE TO BE LABEL AS LOCAL "A"
50' R.O.W. 35-B101 GENERAL, APPENDIX A (LOCAL A, STREET)
AND 35-B101(C) F(9), TRINITY OAKS P.U.D. # 03-021A WILL HAVE TO BE
AMENDED TO PROVIDE PROJECTION OF STREET INTO TUSCAN OAKS.
THE PLAN IS SHOWING ROADWAYS TO BEHAVE 32' R.O.W.
UNIT #5 ROADWAY REQUIRE TO BE TO COLLECTOR CONVENTIONAL CLASSIC 35-506(C)(1) SYSTEM TABLE 506-2
THE UNIT #5 DOES NOT MEET THE CONNECTIVITY RATIO OF 1:20 35-506(E)(1)
SHOW DENSITIES 35(B101(C) F(11), 35-B101(C) F(24)
SHOW DEVELOPMENT PHASING SCHEDULE INCLUDING SEQUENCE FOR EACH PHASE.
35-B101(C) F(17)

Signature

ROBERT LOMBARDO

Title PLANNER II

Date 10/27/04

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

February 23, 2004

Page 2 of 2

PROVIDE SIGNATURE BLOCK. 35-B101(C) C(1)



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW

Disability



Not
Answered
10.27.04

Case Manager	
Robert Lombrano, Planner II (Even File number) (210) 207-5014, rlombrano@sanantonio.gov	Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov

(Check One)

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-1) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Other: _____ |

Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: 9/27/04

(Check One)

Project Name: Tuscan Oaks MDP File# _____

Engineer/Surveyor: Macina, Bose, Copeland & Associates, Inc.

Address: 1035 Central Parkway North, S.A. TX Zip code: 78232

Phone: (210) 545-1122 Fax: (210) 545-9302

Contact Person Name: Jesse Valdez E-mail: jessevaldez@mbcengineers.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)
(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 OCT 25 PM 2:46

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

PLEASE ADD A 'GENERAL NOTE' TO PLANS STATING THAT
SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY
PER UDC ARTICLE 5, DIVISION.2: 35-506(q.)

H. MacDonald
Signature

Planner II
Title

10.27.04
Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Disability

Approved
12-9-04

Case Manager

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☐ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
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 Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request
- ☒ P.U.D. Plan
☐ Mixed Used District (MXD)
 ☐ Military Airport Overlay Zone (MAOZ)
 Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☐ Other: _____

Public Hearing ☐ Yes ☐ No
 ☐ Major ☐ Minor

Date: Nov. 23, 2004

(Check One)

Project Name: TUSCAN OAKS PUD File# _____

Engineer/Surveyor: Macina, Bose, Copeland & Associates, Inc.

Address: 1035 Central Parkway North, S.A. TX Zip code: 78232

Phone: (210) 545-1122 Fax: (210) 545-9302

Contact Person Name: Jesse Valdez E-mail: jessevaldez@mbcengineers.com

Reference Any *MDP's, POADP's, and PUD's associated with this project:*

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February 23, 2004

Page 1 of 2

04 NOV 29 PM 12:53
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



SAWS

04/10009

Case Manager	
Robert Lombrano, Planner II (Even File number)	Ernest Brown, Planner II (Odd file Number)
(210) 207-5014, rlombrano@sanantonio.gov	(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input checked="" type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-1) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Other: _____ |

Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: Nov. 23, 2004

(Check One)

Project Name: TUSCAN OAKS PUD File# 05-006

Engineer/Surveyor: Macina, Bose, Copeland & Associates, Inc.

Address: 1035 Central Parkway North, S.A. TX Zip code: 78232

Phone: (210) 545-1122 Fax: (210) 545-9302

Contact Person Name: Jesse Valdez E-mail: jessevaldez@mbcengineers.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)
(1) Master Development, (1) Major thoroughfare.

Master Plans & P.U.D. Submittals 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies
--

February 23, 2004

Page 1 of 2

rec'd 12/3/04 LRP

04 NOV 23 PM 12:53
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF PLANNING

☐ I recommend approval

☐ I do not recommend approval

☒ I recommend approval with conditions
(see Additional Comments below)

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

At this time, the Tuscan Oaks PUD 05-006 was provided.
However, please be advised that for Plat Certification, the SAWS Aquifer Protection and
Evaluation will require the following pursuant to the Aquifer Protection Ordinance No.
81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer
Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be
submitted to and approved by the Texas Commission on Environmental Quality (TCEQ)
prior to construction.

Additional Comments:

According to the Water Quality Ordinance # 81491, Section 34-913, buffering may be
required.

Karl M. Nijm
Signature

Manager
Title

1-10-05
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW

SAWS



Case Manager

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombroso@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
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☐ Flexible Development District ☐ Pedestrian Plan (PP)
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____

Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: 9/27/04

(Check One)

Project Name: Tuscan Oaks, MDP

File#

NO #

Engineer/Surveyor: Macina, Rose, Copeland & Associates, Inc.

Address: 1035 Central Parkway North, S.A. TX

Zip code: 78232

Phone: (210) 545-1122

Fax: (210) 545-9302

Contact Person Name: Jesse Valdez

E-mail: jessevaldez@mbcengineers.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

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February 23, 2004

Page 1 of 2

2004 OCT 29 PM 3:12

SAN ANTONIO WATER SYSTEM
ACQUISITION STUDIES

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 OCT 25 PM 2:47

☐ I recommend approval

☐ I do not recommend approval

☒ I recommend approval with conditions
(see Additional Comments below)

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

At this time, the Tuscan Oaks Development MDP #? was provided.
However, please be advised that for Plat Certification, the SAWS Aquifer Protection and
Evaluation will require the following pursuant to the Aquifer Protection Ordinance No.
81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer
Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be
submitted and approved by the Texas Commission on Environmental Quality (TCEQ) prior
to construction.

Additional Comments:

According to the Water Quality Ordinance # 81491, Section 34-913, buffering may be
required.

Karl M. Nifon
Signature

Manager
Title

12-1-04
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombro@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

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☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (ML-1)
☐ Plat Certification Request ☐ Other: _____
- Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: FEB 4, 2005

(Check One)

Project Name: Tuscan Oaks MDP

File# _____

Engineer/Surveyor: Macina, Bose, Copeland & Associates, Inc.

Address: 1035 Central Parkway North, S.A. TX Zip code: 78232

Phone: (210) 545-1122 Fax: (210) 545-9302

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February 23, 2004

Page 1 of 2

REQUEST FOR REVIEW

(Cont.)

- | | |
|--|---|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input checked="" type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and/or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: 1) UNIT 4: RESIDENTIAL LOTS SHALL NOT
FRONT AN ARTERIAL (SMITHSON VALLEY)
2) UNITS 3 & 3A: PROVIDE UPDATED QUELLE
ANALYSIS FOR ACCESS THROUGH TRINITY GATE
GATED ENTRY

[Signature]
Signature

Civil Engineer Assistant
Title

2-22-05
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

February 23, 2004

Page 2 of 2



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Bexar County P.W.

Case Manager

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombra@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input checked="" type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
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| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-1) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Other: _____ |

Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: Nov. 23, 2004

(Check One)

Project Name: TUSCAN OAKS PUD File# _____

Engineer/Surveyor: Macina, Bose, Copeland & Associates, Inc.

Address: 1035 Central Parkway North, S.A. TX Zip code: 78232

Phone: (210) 545-1122 Fax: (210) 545-9302

Contact Person Name: Jesse Valdez E-mail: jessevaldez@mbcengineers.com

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February 23, 2004

Page 1 of 2

W.9 ythuo) 20x04

REQUEST FOR REVIEW

(Cont.)

- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
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| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

1) IT IS UNDERSTOOD THAT THIS MDP IS A CONCEPTUAL
PLAN AND ALL REGULATION WILL BE ADDRESSED AT
TIME OF PLATTING

2) COUNTY RESERVES THE RIGHT TO ADDRESS DRIVEWAYS
STREET DESIGN, SIGHT DISTANCE, ADA REQUIREMENTS
DRAINAGE AND FLOOD PLAIN ISSUES AT TIME
PLATTING

John Ly Civil Engineer Asst 12-16-04

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

February 23, 2004

Page 2 of 2



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW

Bexar County



Case Manager

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☐ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
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☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____
- Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: 9/27/04

(Check One)

Project Name: Tuscan Oaks MDP File# _____

Engineer/Surveyor: Macina, Rose, Copeland & Associates, Inc.

Address: 1035 Central Parkway North, S.A. TX Zip code: 78232

Phone: (210) 545-1122 Fax: (210) 545-9302

Contact Person Name: Jesse Valdez E-mail: jessevaldez@mbcengineers.com

Reference Any *MDP's, POADP's, and PUD's associated with this project:*

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare.

Master Plans & P.U.D. Submittals 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

APPROVAL



City of San Antonio
Development Services Department
Master Development Plan



Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #:

Plat Name: TUSCAN OAKS MDP

Project Engineers/Surveyors or Firm Name: Macina, Bose, Copeland and Associates, Inc.

Address: 1035 Central Parkway North, San Antonio, Texas 78232

Phone # (210) 545-1122 Fax #: (210) 545-9302 E-mail: jessevaldez@mbcengineers.com

Development Services Department

MDP Division

Required Items for Completeness Review

- ☒ Completed and signed Application Form
- ☒ Appropriate Plan Review Fee
- ☒ Digital information (MDP's and PUD)
- ☒ 8 1/2 " x 11 " Reduced Copy (MDP's and PUD)
- ☒ Storm Water Management Plan (MDP's and PUD)

• **(Plats Only):**

2 copies (folded) with Master Development Plan Section Request for Review form (attached):
(1) Master Development, (1) Major thoroughfare,

• **(Master Development Plans and PUD Plans): 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies**

- | | |
|--|--|
| <input checked="" type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

☒ Accepted

☐ Rejected

Completeness Review By: Justin Finley Date: 10/25/04

February 23, 2004

Page 1 of 1

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 OCT 21 PM 5:34

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 OCT 25 PM 2:45

121000 10X201

REQUEST FOR REVIEW

(Cont.)

- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: 1) UNIT 5 - DO NOT SIDE RESIDENTIAL LOTS UP
TO ARTERIAL. 2) UNIT 4 - DO NOT FRONT RESIDENTIAL
LOTS UP TO ARTERIAL.
3) UNITS 3 & 3A: CALCULATE QUEUE FOR GATES IN TRINITY
OAKS WITH ADDITIONAL TRAFFIC FROM U 3 & 3A

Michael O. Herrera
Signature

Cons. Eng. Assistant
Title

11-5-04
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



CITY OF SAN ANTONIO

November 29, 2004

Mr. Jesse Valdez, P.E.

MBC Engineers
1035 Central Parkway North
San Antonio, TX 78232

Re: Tuscan Oaks

MDP

Dear Mr. Valdez:

The City Staff Development Review Committee has reviewed Tuscan Oaks Master Development Plan (MDP). Please note that your plan was not accepted, based on the following:

- Development Services, Planning Department Division

1. Your Plan failed to comply with UDC UDC Appendix A: Definitions & Rules Of Interpretation, Section 35-A101 Generally (Street, Collector), UDC Article V, Division 2, Section 35-506 (c) Classification (1) Conventional Classification System, Table 506-1.
2. UDC 35-B101 General, Appendix A (Street Collector) *A street which provides some access to abutting property and collects traffic from local streets and connects with major system of arterial streets and highways. A Collector Street does not include a street designated as "Local B."*
3. UDC 35-506 (c) Classification (1) Conventional Classification System, Table 506-1 Level of Mobility, *Connects neighborhoods within and between sub regions. System Access, to arterial, other collectors, and local Streets; direct land access. Level of Accessibility, Primarily serves collection and distribution function for arterial system at low speeds; local transit trips.*
4. Units 3 and 3A **do not have access**. Your MDP shows access from adjoining property to the north. Our records indicate there is no access provided at this point as previously communicated to you in our October 27, 2004 email.
5. Unit 5 is required to have a 70 ft. Collector Road accessing Smithson Valley Road (Secondary Arterial Type A, 86 ft. R.O.W.).

Page 2
Mr. Valdez:
November 29, 2004

If you choose to pursue this outstanding issue please submit a notice of appeal as per UDC Article IV, Division 2, Section 35-412 (d) (2), or you can request for time extension.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera at (210) 207-7038.

Sincerely,

A handwritten signature in black ink, appearing to read "Roderick Sanchez", with a stylized flourish at the end.

Roderick Sanchez, AICP
Development Service Assistance Director

RS/MH.Jr.

cc: Richard De La Cruz, P.E., Senior Engineer Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
John McDonald, Senior Planner Parks Department
Christina De La Cruz, P.E. Bexar County

SQWS

Robert Lombrano

From: Karen.Stahn@saws.org

Sent: Monday, January 10, 2005 3:17 PM

To: Robert Lombrano

Subject: Review for Tuscan Oaks PUD 05-006 Due today

APPROVED Y/C

Attached is the review for the above development with comments due today.

Thanks

Karen

704-7306

MDP

Robert Lombrano

From: Robert Lombrano
Sent: Thursday, September 08, 2005 1:36 PM
To: 'jessevaldez@mbcengineers.com'
Cc: Robert Lombrano
Subject: Tuscan Oaks MDP Approved

Jesse,

Master Development: Approved

Thanks

Robert L. Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

Inbox protected with Spam Blocker Utility.
[Click here](#) to get the ad-free version.

09/08/2005

MDP

Robert Lombrano

From: Robert Lombrano
Sent: Friday, February 11, 2005 3:22 PM
To: 'jessevaldez@mbcengineers.com'
Cc: Robert Lombrano
Subject: Tuscan Oaks MDP

Jesse,

Master Development Plan: 2/11/2005

- 1. Connectivity Ratio for the MDP is 1.0, require 2. as per UDC 35-506 (e)(1)**
- 2. Remove unit-3 and 3A, PUD from the plans, PUD should be included with the Trinity Oaks Amended PUD, not with the MDP.**
- 3. Label the Limits of the PUD.**
- 4. Put note stating: "Flood Plain will be platted with Unit - 5".**
- 5. Take out of the General Notes, Line # 9.**
- 6. Remove the signature Blk for the Planning Commission.**
- 7. Remove U-3 and U-3A from " Phase 1, pre-annexation land use plan" (E) and re total quantities.**
- 8. Remove U-3 and U-3A from Ultimate Land Use Plan and correct quantities.**

RED LINES WILL FOLLOW, will be in the engineers pick - up box.

Thank you

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

M.D.P.

Robert Lombrano

From: Robert Lombrano
Sent: Wednesday, October 27, 2004 9:56 AM
To: 'jessevaldez@mbcengineers.com'
Cc: Michael Herrera; Robert Lombrano
Subject: Tuscan Oaks M.D.P.

Jesse,

Major Thoroughfare: Approved

Master Development Plan:

Units 3, 3A- Streets will have to be Labeled "Local A" or Dimensioned 50' ROW. UDC 35-B101 (c) F (9) and follow 35-B101 General, Appendix: A (Local A, Streets)

Trinity Oaks P.U.D. # 03-031A Will Have To Be Amended to Provide projection of street into Tuscan Oaks. Trinity Oaks has Private Streets.

Unit 3, in Tuscan Oaks is showing 32' ROW.

The Roadway in unit 5 will have to be a Collector 70' as per UDC 35-506 (c) (1) Conventional Classification System- Table 506-1 and 35-B101 General, Appendix : A (Street, Collector)

Unit 5, Does not meet the Connectivity Ratio of 1.2 UDC 35-506 (e) (1)

Show Development Phasing Schedule including Sequence for each Phase. UDC 35-B101 (c) F (17)

Show Densities UDC B101(c) F (11), 35-B101 (c) F (24)

Provide Signature Block. UDC 35B101 (c) C (1)

Sincerely

Robert L.Lombrano

Planner II

Development Services Department

207-5014

rlombrano@sanantonio.gov

OCL

TUSCAN OAKS DEV. M.D.P.

DO NOT HAVE

UNITS 3 - AND UNIT 3A, ONLY ACCESS ^{approved 7/27/09}
IS THROUGH TRINITY OAKS PUD # 03-02A
THEREFORE IT WILL BE REQUIRED TO
HAVE WRITTEN PERMISSION FROM
THE DEVELOPER (TRINITY OAKS, INC.) TO UTILIZE
AND AMEND THE PUD. TO ACCOMMODATE
BOTH UNITS, ~~UNITS~~ BEING THAT THE PUD
PLAN HAS PRIVATE STREETS UNITS 3 & 3A
ARE REQUIRED TO BE PRIVATE.
AS PER UDC ~~35-344 ARTICLE II~~ ARTICLE II, ZONING
DIVISION 5 SPECIAL DISTRICTS, SECTION 35-344
PLANNED UNIT DEVELOPMENT DISTRICT (PUD)

Page 5-60 Connectivity

35-506 ~~35-506~~ (C)(1) SECONDARY ACCESS

AT LEAST ONE ACCESS POINT INTO A SINGLE-FAMILY RESIDENTIAL
SUBDIVISION SHALL BE PROVIDED FOR EVERY 2,640 FT. (1/2 mile)
OF FRONTAGE.

(C) Connectivity

EXTERNAL CONNECTIVITY IS PROMOTED BY REQUIRING DEVELOPERS
TO CONNECT TO THE EXISTING STREET NETWORK.

page 569

35-506 TRANSPORTATION AND STREET DESIGN

35-506 (C) Classification (1) Conventional Classification System access (Local)

DIVISION 4 LOT LAYOUT, HEIGHTS AND DENSITY/INTENSITY
STANDARDS

35-45 Lot Layout Regulations

(C) Lots (2) Factors governing Dimension
Bullet (3) Provide for Convenient Access, Circulation,
Control and safety of Street traffic.

TUSCAN OAKS DENIAL LETTER

November 29, 2004

Mr. Jesse Valdez, P.E.

MBC Engineers
1035 Central Parkway North
San Antonio, TX 78232

Re: Tuscan Oaks

MDP

Dear Mr. Valdez:

The City Staff Development Review Committee has reviewed Tuscan Oaks Master Development Plan (MDP). Please note that your plan was not accepted, based on the following:

- Development Services, Planning Department Division

1. Your Plan failed to comply with UDC UDC Appendix A: Definitions & Rules Of Interpretation, Section 35-A101 Generally (Street, Collector), UDC Article V, Division 2, Section 35-506 (c) Classification (1) Conventional Classification System, Table 506-1.
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4. Units 3 and 3A *do not have access.* The applicant failed to demonstrate provisions for access. *ADJOINING PROPERTY TO THE NORTH. OUR RECORDS INDICATE THERE IS NO ACCESS PROVIDED*
5. Unit 5 is required to have a 70 ft. Collector Road accessing Smithson Valley Road (a Secondary Arterial Type A, 86 ft. R.O.W.).

YOUR MDP SHOWS ACCESS FROM
THE POINT AS
THIS
PREVIOUSLY

COMMUNICATED TO YOU
INITIALS *OCT 27, 2004*
EMIL

Historic

Robert Lombrano

From: Kay Hinds
Sent: Tuesday, October 18, 2005 1:54 PM
To: Robert Lombrano
Subject: FW: Tuscan Oaks MDP

Importance: High

Robert:

Forwarded to you for Tuscan Oaks MDP and PUD.

Kay

-----Original Message-----

From: Kay Hinds
Sent: Sunday, October 31, 2004 4:26 PM
To: Michael Herrera
Cc: Robert Lombrano; 'jessevaldez@mbcengineers.com'
Subject: Tuscan Oaks MDP

Mike:

Staff of the HPO has reviewed the above referenced MDP/PUD. We approve.

Sincerely,

Kay Hinds

Historic

Robert Lombrano

From: Kay Hinds
Sent: Sunday, October 31, 2004 4:26 PM
To: Michael Herrera
Cc: Robert Lombrano; 'jessevaldez@mbcengineers.com'
Subject: Tuscan Oaks MDP

Mike:

Staff of the HPO has reviewed the above referenced MDP. We approve.

Sincerely,

Kay Hinds

Storm Water

Robert Lombrano

From: Arturo Villarreal
Sent: Tuesday, October 25, 2005 7:57 AM
To: Robert Lombrano
Cc: Junaid A Malik
Subject: Tuscan Oaks MDP #847

The Tuscan Oaks MDP #847 showing the Storm Water note (signed by engineer and owner) acknowledging that the floodplain limits are approximate can be released. There are no further comments.

Arturo Villarreal, Jr., P.E., C.F.M.
Master Planner Storm Water Engineering
City of San Antonio - Public Works
114 W. Commerce - 7th floor
San Antonio, TX 78205
210.207-8052 work
210.207-6553 fax

Robert Lombrano

Storm Water

From: Arturo Villarreal
Sent: Thursday, March 03, 2005 8:30 AM
To: Robert Lombrano
Cc: Michael Herrera; Robert Browning; Sam Dent; Richard Carrizales; Torry Hurt (E-mail); Jesse Valdez (E-mail)
Subject: Tuscan Oaks MDP

Storm Water Engineering Comments. These comments are for the MDP not the PUD.



SC-TuscanOaks-MD
P.PDF

DISAPPROVED

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Robert Lombrano

FROM: Arturo Villarreal, Jr., P.E.

COPIES TO: Michael Herrera, Sam Dent, P.E., Richard Carrizales, Robert Liesman, P.E., Jesse Valdez, File

SUBJECT: Tuscan Oaks - MDP
Salado Creek Watershed- Elm Waterhole EW1

March 2, 2005

The PUD cannot be released. Storm Water Engineering has reviewed the Tuscan Oaks MDP submittal and comments are as follows:

1. Since the submittal did not provide a complete drainage study on the floodplain, please provide signature of owner and engineer on the PUD with the following note.

"The floodplain limits on this Master Development Plan are estimated and subject to change. Approval of subdivision plats associated with this Master Development Plan is subject to the review and approval of Storm Water Management Plan in accordance with Appendix B, Section 35-B119 of the City of San Antonio Unified Development Code."

Owner

Engineer

2. The report includes references to other accepted and approved drainage studies that are acknowledge by Storm Water Engineering. It is understood that at the time of platting a complete drainage study should be submitted and applicable portions of the referenced studies should be included.
3. Status of the "Indian Springs Development: Elm Waterhole Creek LOMR" is still under review by FEMA, which could affect the easement/property limits of the Tuscan Oaks development at time of platting.
4. Provide unflooded access (across floodplains) for Units 3 & 3A in accordance with UDC floodplain ordinance. Trinity Oaks MDP requires revisions to include Units 3 & 3A.
5. Summaries of backwater runs were included but could not be verified. At time of platting "complete" backwater runs should be included.
6. Further analysis of the culvert at Bulverde and Smithson Valley roads by MBC Engineers will be required to show "no adverse impact", otherwise detention will be required.

Arturo Villarreal, Jr., P.E.
Storm Water Engineering

Robert Lombrano

From: Richard Chamberlin
Sent: Monday, October 17, 2005 10:39 AM
To: Robert Lombrano; Michael Herrera
Subject: FW: Tuscan Oaks MDP-PUD *****NO COMMENTS***** Streets



Tuscan Oaks
DP-PUD TIA and St.

APPROVED

Mike, how can I review the final approved MDP-PUD to make sure it is the same, or just wait until it shows up on the Planning Commission Agenda? Will it show up on the GIS system prior to Plan. Comm.?

Richard

-----Original Message-----

From: Richard Chamberlin
Sent: Monday, October 17, 2005 10:36 AM
To: Robert Lombrano; 'jessevaldez@mbcengineers.com'
Cc: Michael Herrera; Richard Chamberlin
Subject: Tuscan Oaks MDP-PUD *****NO COMMENTS***** Streets

Please find the attached letter indicating compliance for the above referenced Project. Review is based on the submittal time stamped 7th Oct 2005.



Tuscan Oaks
DP-PUD TIA and St.

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507

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CITY OF SAN ANTONIO
Development Services Department
Interdepartmental Correspondence Sheet

TO: Michael Herrera, Development Services MDP Division
FROM: Richard W. Chamberlin – DSD – **Traffic Impact Analysis & Streets** Division
COPIES TO: File
SUBJECT: Tuscan Oaks, MDP & PUD, Level 1 TIA, 2004TIA1156
DATE: October 17, 2005

The DSD – Traffic Impact Analysis & Streets Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the Tuscan Oaks (MDP and PUD). The analysis indicates compliance with TIA Ordinance 91700 and the UDC.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the Tuscan Oaks MDP - PUD Development, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- Any commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal or external traffic flow, nor streets and drainage plans. The internal street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. All technical requirements of the Unified Development Code Section for streets and drainage will be complied with at the time of platting.

Reviewed by:

Richard W. Chamberlin, P.E.
Sr. Engineer
Traffic Impact Analysis & Streets

CITY OF SAN ANTONIO
Development Services Department
Interdepartmental Correspondence Sheet

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Reviewed by:

Richard W. Chamberlin, P.E.
Sr. Engineer
Traffic Impact Analysis & Streets

Robert Lombrano

TRAFFIC

From: Richard Chamberlin
Sent: Monday, October 17, 2005 10:39 AM
To: Robert Lombrano; Michael Herrera
Subject: FW: Tuscan Oaks MDP-PUD *****NO COMMENTS***** Streets



Tuscan Oaks
DP-PUD TIA and St.

Mike, how can I review the final approved MDP-PUD to make sure it is the same, or just wait until it shows up on the Planning Commission Agenda? Will it show up on the GIS system prior to Plan. Comm.?

Richard

-----Original Message-----

From: Richard Chamberlin
Sent: Monday, October 17, 2005 10:36 AM
To: Robert Lombrano; 'jessevaldez@mbcengineers.com'
Cc: Michael Herrera; Richard Chamberlin
Subject: Tuscan Oaks MDP-PUD *****NO COMMENTS***** Streets

Please find the attached letter indicating compliance for the above referenced Project. Review is based on the submittal time stamped 7th Oct 2005.



Tuscan Oaks
DP-PUD TIA and St.

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507

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CITY OF SAN ANTONIO
Development Services Department
Interdepartmental Correspondence Sheet

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Reviewed by:



Richard W. Chamberlin, P.E.
Sr. Engineer
Traffic Impact Analysis & Streets

TRAFFIC

Robert Lombrano

From: Michael Herrera
Sent: Monday, October 17, 2005 10:42 AM
To: Richard Chamberlin; Robert Lombrano
Subject: RE: Tuscan Oaks MDP-PUD *****NO COMMENTS***** Streets

Richard, we can make sure you see the final plan when we place on the agenda.

Ok?

Michael

-----Original Message-----

From: Richard Chamberlin
Sent: Monday, October 17, 2005 10:39 AM
To: Robert Lombrano; Michael Herrera
Subject: FW: Tuscan Oaks MDP-PUD *****NO COMMENTS***** Streets

<< File: Tuscan Oaks MDP-PUD TIA and Streets.doc >>

Mike, how can I review the final approved MDP-PUD to make sure it is the same, or just wait until it shows up on the Planning Commission Agenda? Will it show up on the GIS system prior to Plan. Comm.?

Richard

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Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507

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CITY OF SAN ANTONIO
Development Services Department
Interdepartmental Correspondence Sheet

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- Any commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, nor streets and drainage plans. The internal street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. All technical requirements of the Unified Development Code will be complied with at the time of platting.

Reviewed by:



Richard W. Chamberlin, P.E.
Sr. Engineer
Traffic Impact Analysis & Streets

CITY OF SAN ANTONIO
Development Services Department
Interdepartmental Correspondence Sheet

TO: Michael Herrera, Development Services MDP Division
FROM: Richard W. Chamberlin – DSD – **Streets** Division
COPIES TO: File
SUBJECT: Saddle Mountain at Stone Oak, MDP, 2005TIA0652
DATE: October 5, 2005

The DSD – Streets Division has reviewed the Saddle Mountain at Stone Oak MDP. The analysis indicates compliance with the UDC except for the following comment:

- Grades are shown to be in excess of the 12 and 15% limits of UDC 35-506(d)(3). Grade and K-value requirements of the UDC shall be complied with during platting.

Reviewed by:



Richard W. Chamberlin, P.E.
Sr. Engineer
Traffic Impact Analysis & Streets

Streets

Robert Lombrano

From: Richard Chamberlin
Sent: Thursday, October 06, 2005 9:55 AM
To: 'jessevaldez@mbcengineers.com'; Robert Lombrano
Cc: Michael Herrera; Richard Chamberlin; Marc Courchesne
Subject: Tuscan Oaks MDP and PUD *****COMMENTS***** Streets Division

Please find the attached comments for the above referenced MDP and PUD from the Streets Division.



Tuscan Oaks MDP &
PUD Comments...

DISAPPROVED

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507

Tell us how we're doing by taking our survey...

<http://www.sanantonio.gov/dsd/survey.asp>



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: October 6, 2005

MDP/PUD Comments: Streets Division

Re: **Tuscan Oaks MDP and PUD** (Stamp dated: October 5, 2005)

The Streets Division has reviewed the above reference MDP/PUD and is providing the following comments:

- The MDP plan submitted does not show the continuation of Trinity Park beyond Unit-2 PUD and connecting to Trinity Oaks to the north. The PUD plan submitted to the City on the same date does show this road. Is it just a layer turned off on the MDP?
- There is no indication of which unit/phase of the MDP that the continuation of Trinity Park will be built with. Extend the limits of the Unit-2 PUD to include the flex area and the continuation of Trinity Park.
- As long as comments are going back, please delete the 1.5" asphalt thickness for the Local "A" road cross section. Thanks.

Please return a new MDP/PUD plan with appropriate revisions for review.

It should be understood that this is a review of a conceptual plan and that all technical requirements of the Unified Development Code shall be complied with at platting and/or building permits.

Thank you.

A handwritten signature in black ink, appearing to read "Richard Chamberlin".

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
rchamberlin@sanantonio.gov

street | DRAINAGE

Page 1 of 1

Robert Lombrano

From: Sam Dent
Sent: Thursday, December 09, 2004 4:26 PM
To: jessevaldez@mbcengineers.com
Cc: Robert Lombrano; Michael Herrera
Subject: MDP & PUD Review Comments - Tuscan Oaks

MDP

See attached.

Sam Dent, P.E.
Senior Engineer
DSD - Streets & Drainage

**CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING – STREETS & DRAINAGE**

TO: Jesse Valdez
Macina, Bose, Copeland & Associates, Inc.

FROM: Sam Dent, P.E.
Senior Engineer

DATE: December 9, 2004

SUBJECT: MDP Review Comments
Tuscan Oaks

1. The above referenced MDP is disapproved for the following reasons:
 - a. On Detail "A", change the 22-foot entrance lane width to 24 feet and change the lane widths inside the gate to a minimum of 16 feet.
 - b. Provide a typical Local A street section.
 - c. Identify internal PUD limits.
 - d. Provide additional information on street access to Unit 3.
2. It should be understood that this is a general review of a conceptual plan and that ***all*** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

TIA

Robert Lombrano

From: Richard De La Cruz
Sent: Thursday, December 02, 2004 2:17 PM
To: Ernest Brown; Robert Lombrano; Marc Courchesne; Richard De La Cruz;
'bobliesman@mbcengineers.com'
Subject: Tuscan Oaks MDP/PUD *Approval**



2004TIA1156.jpg

TIA

Robert Lombrano

From: Richard De La Cruz
Sent: Tuesday, October 26, 2004 10:53 AM
To: Ernest Brown; Robert Lombrano; Richard De La Cruz; 'bobliesman@mbcengineers.com'
Subject: Tuscan Oaks MDP **Disapproval**

- 1 - \$300 review fee
- 2 - 1 more copy of TIA.
- 3 - Collector street section for Unit 5.

Thank You,
Richard L. De La Cruz, P.E.
Senior Engineer
Development Services Department
(210) 207-0265 (Office)
(210) 759-1215 (Pager)
rdelacruz@sanantonio.gov

ZONING

Robert Lombrano

From: Christopher Looney
Sent: Thursday, December 16, 2004 8:08 AM
To: 'jessevaldez@mbcengineers.com'
Cc: Dustin Finley; Michael Herrera; Robert Lombrano; Ernest Brown
Subject: Tuscan Oaks MDP

Tuscan Oaks MDP

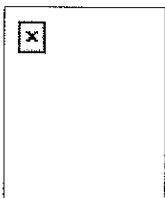
Zoning: Approved
Outside of the City Limits

Christopher Looney
Senior Planner
City of San Antonio, Development Services



Robert Lombrano

From: Joan Miller
Sent: Thursday, August 04, 2005 3:07 PM
To: 'jessevaldez@mbcengineers.com'
Cc: Michael Herrera; Robert Lombrano; Debbie Reid
Subject: MDP - Tuscan Oaks Tree aprvl



**CITY OF SAN
ANTONIO**

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 8/5/05

Subject: Tuscan Oaks Master Development Plan (AP 1054632)

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- Streetscape standards – recommend preserving existing trees and understory to meet streetscape requirements on existing ROW and proposed collector.
- 2003 Tree Preservation ordinance

If you have any further questions, please call me at (210) 207-8265.

Sincerely,

Joan Miller
Administrative Assistant II

08/04/2005

TREE'S

Robert Lombrano

From: Mark C. Bird
Sent: Monday, November 01, 2004 10:46 AM
To: 'jessevaldez@mbcengineers.com'
Cc: Debbie Reid; Robert Opitz; Michael Herrera; Robert Lombrano
Subject: Tuscan Oaks disaprvl

Mr. Valdez,

Please contact me if you have any questions.

Mark



Tuscan Oaks
disaprvl.doc



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 11/1/04

Subject: **Master Development Plan Tuscan Oaks, A/P #1056355**

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

- ☐ Copy of the MDP
- X Master Tree Stand Delineation Plan with basic non-committal information
- X \$75 Plan Review fee

Technical Review:

- ☐ There are additional protected trees to be delineated
- X Square footage of project and of tree canopy area
- X Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.
- X Other: Aerial of MDP received, need tree canopies delineated, need square footage of project and square footage of tree canopy area. Also need basic tree information, (see above).

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

Mark Bird
Special Projects Officer

Robert Lombrano

PARKS

From: Ismael Segovia
Sent: Monday, October 03, 2005 10:40 AM
To: 'jessevaldez@mbcengineers.com'
Cc: Michael Herrera; Robert Lombrano
Subject: Tuscan Oaks MDP

APPROVED



MDP Tuscan Oaks
Memo.doc

Ismael B. Segovia, M.A.
Planner II
City of San Antonio
Parks Project Services

Office: 210-207-2886
Fax: 210-207-2720
PO Box 839966
506 Dolorosa, Ste. 103
San Antonio, Texas 78283

CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department
FROM: Ismael B. Segovia, Planner II, Parks and Recreation Department
COPIES TO: Robert Lombrano, Planner II, Development Services Department
SUBJECT: Tuscan Oaks Master Development Plan

DATE: October 3, 2005

I recommend approval of the Tuscan Oaks Master Development Plan.

Tuscan Oaks is a proposed subdivision of 178 residential lots. Per UDC section 35-503, table 503-1, the required Parks or Open Space requirement is 1 acre per 70 dwelling units. The required acreage for this development is 2.5 acres. Only .7 acres have been set aside for Parks or Open Space and provided a recreation center for an acre of credit, thus leaving a remainder of .8 acres. The plan has been resubmitted to conform to the requirement of UDC §35-503 with a note stating, *"This development requires a total of 2.5 acres of park/open space dedication. This development is providing 1.7 acres of park/open space and improvement credit. The remainder 0.8 acres will be met by a park fee in lieu of parkland dedication as per UDC §35-503(g)."* The fee in lieu must be paid prior to the recordation of plats.

Ismael B. Segovia, M.A.
Planner II
Parks and Recreation Department

PARKS

Robert Lombrano

From: Ismael Segovia
Sent: Thursday, September 22, 2005 1:52 PM
To: 'jessevaldez@mbcengineers.com'
Cc: Michael Herrera; Robert Lombrano
Subject: PUD Tuscan Oaks

A total of 2.5 acres of open/park space is required for this development. Only .7 acres are provided leaving a remainder of 1.8 acres. Plan need to be resubmitted with corrections provided to fulfill requirements. If you have any questions please feel free to contact me. Thank you.



PUD Tuscan Oaks
Memo.doc

disapproved

Ismael B. Segovia, M.A.
Planner II
City of San Antonio
Parks Project Services

Office: 210-207-2886
Fax: 210-207-2720
PO Box 839966
506 Dolorosa, Ste. 103
San Antonio, Texas 78283

CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department
FROM: Ismael B. Segovia, Planner II, Parks and Recreation Department
COPIES TO: Robert Lombrano, Planner II, Development Services Department
SUBJECT: Tuscan Oaks Planned Unit Development

DATE: September 22, 2005

I do not recommend approval of the Tuscan Oaks Planned Unit Development.

Tuscan Oaks is a proposed subdivision of 178 residential lots. Per UDC section 35-503, table 503-1, the required Parks or Open Space requirement is 1 acre per 70 dwelling units. The required acreage for this development is 2.5 acres. Only .7 acres have been set aside for Parks or Open Space, thus leaving a remainder of 1.8 acres. The plan must be resubmitted to conform to the requirement of UDC §35-503.

Ismael B. Segovia, M.A.
Planner II
Parks and Recreation Department

Robert Lombrano

From: Ismael Segovia
Sent: Friday, September 23, 2005 12:51 PM
To: 'jessevaldez@mdcengineering.com'
Cc: Michael Herrera; Robert Lombrano
Subject: Corrections to Tuscan Oaks MDP and PUD

I need to supply these corrections to the approval memos for the Tuscan Oaks MDP and PUD. I forgot to add credit for the recreation center, but that is now taken care of. If you have any questions please contact me. Thank you.



MDP Tuscan Oaks
Memo.doc



PUD Tuscan Oaks
Memo.doc

Disapproved

Ismael B. Segovia, M.A.
Planner II
City of San Antonio
Parks Project Services

Office: 210-207-2886
Fax: 210-207-2720
PO Box 839966
506 Dolorosa, Ste. 103
San Antonio, Texas 78283

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department
FROM: Ismael B. Segovia, Planner II, Parks and Recreation Department
COPIES TO: Robert Lombrano, Planner II, Development Services Department
SUBJECT: Tuscan Oaks Master Development Plan

DATE: September 22, 2005

I do not recommend approval of the Tuscan Oaks Master Development Plan.

Tuscan Oaks is a proposed subdivision of 178 residential lots. Per UDC section 35-503, table 503-1, the required Parks or Open Space requirement is 1 acre per 70 dwelling units. The required acreage for this development is 2.5 acres. Only .7 acres have been set aside for Parks or Open Space and provided a recreation center for an acre of credit, thus leaving a remainder of .8 acres. The plan must be resubmitted to conform to the requirement of UDC §35-503.

Ismael B. Segovia, M.A.
Planner II
Parks and Recreation Department

PARKS

Robert Lombrano

From: John McDonald
Sent: Tuesday, November 09, 2004 3:30 PM
To: Robert Lombrano
Subject: FW: Tuscan Oaks MDP

DISAPPROVAL

See below...do you know anything about the check?

-----Original Message-----

From: Jesse Valdez [mailto:jessevaldez@mbcengineers.com]
Sent: Tuesday, November 09, 2004 3:30 PM
To: John McDonald; Robert Lombrano
Subject: RE: Tuscan Oaks MDP

Hello John,

Read your memo, it mentioned a \$315.00 Park Fee due.

We did submit a check for the Park Fee of \$190.00 with our MDP submittal (maybe Robert can verify this).

I doubled check our numbers & I totally miscalculated on the fees, I'll get you the remaining \$125.00.

Thanks,

Jesse

Macina *Bose *Copeland And Assoc., Inc.

-----Original Message-----

From: John McDonald [mailto:jvmcdonald@sanantonio.gov]
Sent: Tuesday, November 09, 2004 2:59 PM
To: Robert Lombrano
Cc: Jesse Valdez
Subject: Tuscan Oaks MDP

Parks recommends against approval. <<MEMO - MDP Tuscan Oaks.doc>>

John McDonald
Senior Planner
Park Project Services
Parks and Recreation Department
(210) 207-2886

Want to raise smart kids? . . . there's an art to it.

Studies show that kids involved in the arts improve math and science skills.

The San Antonio Parks & Recreation Department had 42,000 art, dance and talent show participants in 2002. Paint a brighter future for your child. Sign them up today and discover the benefits!

PARKS

Robert Lombrano

From: John McDonald
Sent: Tuesday, November 09, 2004 2:59 PM
To: Robert Lombrano
Cc: 'jessevaldez@mbcengineers.com'
Subject: Tuscan Oaks MDP



MEMO - MDP
Tuscan Oaks.doc

Parks recommends against approval.

John McDonald
Senior Planner
Park Project Services
Parks and Recreation Department
(210) 207-2886

Want to raise smart kids? . . . there's an art to it.

Studies show that kids involved in the arts improve math and science skills. The San Antonio Parks & Recreation Department had 42,000 art, dance and talent show participants in 2002. Paint a brighter future for your child. Sign them up today and discover the benefits!

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartmental Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services

FROM: John McDonald, Senior Planner

COPIES: File

SUBJECT: Tuscan Oaks Development Master Development Plan

DATE: November 9, 2004

I do not recommend approval of the proposed Tuscan Oaks Development Master Development Plan.

Tuscan Oaks is a proposed subdivision to include 191 single-family lots. Per the requirements of UDC Section 35-503, the parkland requirement for this subdivision is 1.7 acres. The submitted plan does not address this requirement.

The plan must be resubmitted to conform to the requirements of Section 35-503. In addition, the applicant must submit a Parks and Open Space Provision and Maintenance Plan as outlined in Section 35-503(d)(2).

Additionally, the \$315.00 parks review fee was not submitted with the packet.

Robert Lombrano

BEXAR COUNTY

From: tsang@bexar.org

Sent: Tuesday, February 22, 2005 2:59 PM

To: Robert Lombrano

Cc: Michael Herrera; cdelacruz@co.bexar.tx.us; Richard De La Cruz

Subject: Tuscan Oak MDP **Disapproval**

2/22/2005

Robert Lombrano

From: Michael Herrera
Sent: Tuesday, February 15, 2005 10:53 AM
To: Roderick Sanchez; Richard De La Cruz; Sam Dent; Richard Chamberlin
Cc: Florencio Pena
Subject: RE: Westover Hills
Importance: High

Further discussion of this issue between all parties listed is in order. As a follow-up to the meeting a RID is probably in order. I seems every time Gene doesn't get his way we're put on the spot. Let him take it to the Planning Commission.

(OLD CODE) Section 35-4103 Projection of Street

Where Adjoining areas are not subdivided, the arrangement of streets in the subdivision SHALL make provision for the proper projection of streets into such unsubdivided areas". Same wording as the New Code.

This section of the code has withstood the trails of time why is it now a problem?

Section 35-2106 (OLD CODE) Infrastructure Requirements, has the same language in the new code.

There is **NO** distinction made in the OLD CODE or the New Code in these areas as it pertains to Public or Private Streets.

Gene is incorrect in his assertion that the projection of streets does not pertain to PUD's.

He is trying to change 35 +/- years of the way the city has conducted business by getting an Administrative Exception.

Rod, this has nothing to do with TIA requirements, it's A Master Plan Issue, The City of San Antonio's Master Plan not MDP.

Michael O. Herrera

Special Projects Coordinator

Development Services Department

Master Development Plan

mherrera@sanantonio.gov

-----Original Message-----

From: Roderick Sanchez

Sent: Tuesday, February 15, 2005 10:06 AM

To: Michael Herrera; Richard De La Cruz; Sam Dent; Richard Chamberlin

Subject: FW: Westover Hills

I told Gene that I would support an Administrative Exception for this given that TIA has approved it.

Roderick J. Sanchez, AICP

Development Services

-----Original Message-----

From: Gene Dawson, Jr @PD [mailto:gdawson@pape-dawson.com]

Sent: Tuesday, February 15, 2005 8:38 AM

To: Roderick Sanchez

Subject: RE: Westover Hills

2/15/2005

Rod,

The secondary access for emergencies has nothing to do with projecting streets to vacant land. Projecting a private street to vacant land that can't access the street makes no sense. Also, this response is my response to Michael's response, which doesn't even look like he is responding to my original email.

Michael, the old Code didn't require projecting streets, so there was no need to change the PUD language.

Gene Dawson

-----Original Message-----

From: Roderick Sanchez [mailto:RodSanchez@sanantonio.gov]

Sent: Monday, February 14, 2005 4:35 PM

To: Michael Herrera; Gene Dawson, Jr @PD

Subject: RE: Westover Hills

Gene, I do see your point however there are others that believe that for safety we need to have other options for exiting a subdivision. I would like to see an amendment to the code where we can discuss this as a group and all agree on what is reasonable.

Roderick J. Sanchez, AICP
Development Services

-----Original Message-----

From: Michael Herrera

Sent: Monday, February 14, 2005 4:28 PM

To: 'Gene Dawson, Jr @PD'; Roderick Sanchez

Subject: RE: Westover Hills

Importance: High

Mr. Dawson after careful consideration of your thoughts concerning connectivity, you failed to point out the section of the code where Private streets differ from Public streets and are not subject to this requirement. If they were supposed to be treated differently the UDC would have allowed for such a distinction to have been made. The Old code had the same wording as the New code. Common sense would tell us that if there was to be a change then it would have happened.

Michael O. Herrera
Special Projects Coordinator
Development Services Department
Master Development Plan
mherrera@sanantonio.gov

-----Original Message-----

From: Gene Dawson, Jr @PD [mailto:gdawson@pape-dawson.com]

Sent: Wednesday, February 09, 2005 11:32 AM

To: Michael Herrera; Roderick Sanchez

Subject: Westover Hills

After our meeting on the Westover Hills PUDs, I decided I would review the Code and

determine if the application of projecting streets should be applied to PUDs. Under the PUD section of the Code, it is very specific that under infrastructure requirements - streets and sidewalks, streets within a PUD may be public or private. However, the Planning Commission may require dedication and construction of public streets through or into a PUD. Public or private streets shall conform to the transportation standards of this chapter...then it says see 35-505 J of the this chapter. This should really really be 35-506 J, which is private streets.

There is no way that Section 35-506 E-2 under connectivity - projecting streets, applies to a PUD subdivision, unless the Planning Commission is requiring a public street through the subdivision. Think about it. The Code is written to prevent landlocked land and to create access to this potentially landlocked land. However, in a PUD subdivision, the streets are private, and therefore, a projection to an adjacent property does not allow for access to that property. **Therefore, your application of projecting streets in PUDs is not only not required by the Code, but practically, makes no sense.** Once again, I feel like you guys are mixing and matching contents in the Code without applying common sense.

Based on this analysis, we are going to divide the Westover Hills PUDs into two separate submittals; each of which will be below 125 lots, which means they meet the connectivity index. Since we do not feel that projecting streets applies to PUDs, because it would not make any sense that it would, we do not feel that the PUD would require a future variance when platting occurs.

Please review this email and give me your thoughts.

Gene Dawson

Robert Lombrano

From: Bob Liesman [bobliesman@mbcengineers.com]
Sent: Wednesday, February 16, 2005 8:51 AM
To: Michael Herrera
Cc: Robert Lombrano
Subject: Tuscan Oaks MDP

A couple of days ago Robert sent back our MDP with edits - after our agreement about how to handle proposed PUD area linked to Trinity Oaks PUD. He just talked to our Jesse Valdez re. this.

Mike, you suggested incorporating the Tuscan Oaks area into the T.O. PUD plan to avoid notification problems, which seemed like a good idea. If you are thinking different now, remember that I have to keep the MDP's separate; they have separate WPAPs; one with impervious cover limits and one without. It would be better to show that Tuscan "peninsula" as a separate PUD area within the multi-use Tuscan Oaks MDP, accompanied by Mr. Japhet's written agreement that that PUD area can be accessed thru his T.O. PUD.

MACINA · BOSE · COPELAND & ASSOC., INC.

Robert A. Liesman, P.E.

Vice President

1035 Central Parkway North

San Antonio, Texas 78232

(210) 545-1122 ext. 126

(210) 545-9302 fax

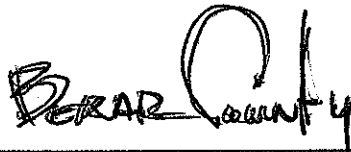
www.mbcengineers.com

2/16/2005

Message

Page 1 of 1

Robert Lombrano



From: tsang@bexar.org
Sent: Friday, December 17, 2004 8:14 AM
To: Robert Lombrano
Cc: cdelacruz@co.bexar.tx.us; Michael Herrera
Subject: Tuscan Oaks **Approval**

Todd Sang

Civil Engineer Assistant
Bexar County, Infrastructure Services
233 N. Pecos La Trinidad, Suite 420
San Antonio, TX 78207
(210) 335-6649 (voice)
(210) 335-6713 (fax)
tsang@bexar.org

Message

Page 1 of 1

BEXAR COUNTY

Robert Lombrano

From: tsang@bexar.org
Sent: Friday, November 05, 2004 10:48 AM
To: Ernest Brown; Robert Lombrano
Cc: Michael Herrera; cdelacruz@co.bexar.tx.us
Subject: Tuscan Oaks MDP **Disapproval**

FYI

I noticed the website hasn't been updated since 10-04-04. Therefore, this MDP was not on the list.
Thanks

Todd Sang

Civil Engineer Assistant
Bexar County, Infrastructure Services
233 N. Pecos La Trinidad, Suite 420
San Antonio, TX 78207
(210) 335-6649 (voice)
(210) 335-6713 (fax)
tsang@bexar.org

Message

Page 1 of 1

Robert Lombrano

Bexar County

From: tsang@bexar.org
Sent: Monday, January 03, 2005 10:38 AM
To: Robert Lombrano
Cc: cdelacruz@co.bexar.tx.us; Michael Herrera
Subject: RE: Tuscan Oaks **Approval**

Please note that I have attached the latest approval for the Tuscan Oaks MDP
I attached the wrong file previously

-----Original Message-----

From: Sang, Todd
Sent: Friday, December 17, 2004 8:14 AM
To: (rlombrano@sanantonio.gov)
Cc: De La Cruz, Christina; (mherrera@sanantonio.gov)
Subject: Tuscan Oaks **Approval**

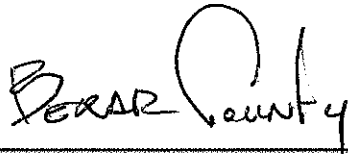
Todd Sang

Civil Engineer Assistant
Bexar County, Infrastructure Services
233 N. Pecos La Trinidad, Suite 420
San Antonio, TX 78207
(210) 335-6649 (voice)
(210) 335-6713 (fax)
tsang@bexar.org

Message

Page 1 of 1

Robert Lombrano

A handwritten signature in black ink that reads "Bexar County" with a large, stylized "O" at the end.

From: tsang@bexar.org
Sent: Friday, December 17, 2004 8:14 AM
To: Robert Lombrano
Cc: cdelacruz@co.bexar.tx.us; Michael Herrera
Subject: Tuscan Oaks **Approval**

Todd Sang

Civil Engineer Assistant
Bexar County, Infrastructure Services
233 N. Pecos La Trinidad, Suite 420
San Antonio, TX 78207
(210) 335-6649 (voice)
(210) 335-6713 (fax)
tsang@bexar.org



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

FACSIMILE COVER SHEET

TO: DEVELOPMENT SERVICE DATE: OCT. 25, 2004
Ahn: ~~SE~~ Dustin Finley TIME: _____
FAX NO.: 207-7897 PROJECT _____
FROM: JESSE VALDEZ JOB NO.: _____
NUMBER OF PAGES (INCLUDING COVER SHEET): 2.

DESCRIPTION: _____

COMMENTS: _____

FAKING 1st SHEET AS REQUESTED

[Signature]

CC: _____

If you do not receive all the pages as indicated above, please call (210) 545-1122

ROBERT A. COPELAND, RE. • ROBERT A. LIESMAN, RE. • SAMUEL B. BLEDSOE, III, RE.
DAVID L. ALLEN, RE. • ROBERT A. COPELAND, JR., RE.



MACINA BOSE COPELAND & ASSOC., INC.
1035 CENTRAL PARKWAY NORTH
SAN ANTONIO, TX 78232
(210) 545-1122

REMITTANCE ADVICE

30-76/1140

26084

PAY Seventy-five & 00/100 DOLLARS

CHECK
AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.	\$
10/18/04	City of San Antonio	18778-PHA fee Tree review	26084	75.00



JEFFERSON STATE BANK
P.O. BOX 5190 SAN ANTONIO, TEXAS 78201-0190
(210) 734-4311

MS BLM

⑈026084⑈ ⑆114000763⑆ ⑈10077755⑈

SECURITY FEATURES: MICRO PRINT BORDERS · COLORED BRICK PATTERN · WATERMARK ON REVERSE SIDE · MISSING FEATURE INDICATES A COPY

TRINITY OAKS S.A. LTD.

15114 JONES MALTSBURGER RD
SAN ANTONIO TX 78247

1049

DATE

8-16-04

35-1054/1130
692

PAY
TO THE
ORDER OF

City of San Antonio

\$ 190.00/x

One hundred ninety & 00/100

DOLLARS



Compass Bank

San Antonio, Texas (23)

FOR

Park Dept-Master Plan review

gg

⑈001049⑈ ⑆113010547⑆ 86813033⑈

⑈001047⑈ ⑆113010547⑆ 86813033⑈

Compass Bank

San Antonio, Texas (23)



DOLLARS

\$ 500.00/x

DATE

8-16-04

35-1054/1130
692

1047

TRINITY OAKS S.A. LTD.
15114 JONES MALTSBURGER RD
SAN ANTONIO TX 78247

FOR
TO THE
ORDER OF
City of San Antonio
Five hundred & 00/100

For Master Plan review - Juan Del

gg



MACINA BOSE COPELAND & ASSOC., INC.
1035 CENTRAL PARKWAY NORTH
SAN ANTONIO, TX 78232
(210) 545-1122

REMITTANCE ADVICE

30-76/1140

26088

PAY Three hundred & 00/100 DOLLARS

CHECK
AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.	\$
10/20/04	City of San Antonio	18778-TIA fee	26088	300.00

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

INVOICE
3242074

AMT ENCLOSED

50-05-5574
MACINA BOSE COPELAND & ASSOC.
1035 CENTRAL PARKWAY NORTH
SAN ANTONIO, TEXAS 78232

AMOUNT DUE 300.00
INVOICE DATE 10/26/2004
DUE DATE 10/26/2004

PHONE: (000) 000-0000

MDP TIA FEE I
TUSCAN OAKS MDP

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
10/26/2004	3242074	50-05-5574	10/26/2004	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	013003-001	TRAFFIC IMPACT ANALYSIS LEVEL 1	300.00

MAI



MACINA BOSE COPELAND & ASSOC., INC.
1035 CENTRAL PARKWAY NORTH
SAN ANTONIO, TX 78232
(210) 545-1122

REMITTANCE ADVICE

30-76/1140

26088

PAY

CHECK
AMOUNT

DOLLARS

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.	AMOUNT
10/20/04	City of San Antonio	18778 TIA fee	26088	\$ 300.00



JEFFERSON STATE BANK
P.O. BOX 5180 SAN ANTONIO, TEXAS 78201-0180
(210) 794-4211

[Signature]

⑈026088⑈ ⑆114000763⑆

⑈10077755⑈ INTA 3242074

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	10/26/2004		CK#26088	TIA FEE I
END	10/26/2004			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	300.00	0.00	300.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
3242071

AMT ENCLOSED

50-04-5573
TRINITY OAKS S.A. LTD.
15114 JONES MALTSBERGER RD.
SAN ANTONIO, TEXAS 78247

AMOUNT DUE 500.00
INVOICE DATE 10/26/2004
DUE DATE 10/26/2004

MDP 847

PHONE: (000) 000-0000

MDP REVIEW FEE
TUSCAN OAKS MDP
CITY
P.C.

FACILITY LOCATION: 100 COMMERCE ST WMP#6

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
10/26/2004	3242071	50-04-5573	10/26/2004	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	500.00

TRINITY OAKS S.A. LTD.
15114 JONES MALTSBURGER RD
SAN ANTONIO TX 78247

1047

DATE

8-16-04

35-1054/1130
692

PAY
TO THE
ORDER OF

City of San Antonio
Five hundred & no/100

\$ 500.00

DOLLARS



Compass Bank

San Antonio, Texas (23)

FOR

Master Plan review - Tuscan Oaks

Inv # 3242071

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	10/26/2004		CK#1047	MDP
END	10/26/2004			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

CITY OF SAN ANTONIO
DS-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

PAGE 1 OF 1

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

INVOICE
3247856

AMT ENCLOSED

50-05-5574
LEE HAGEN PARTNERSHIP
15114 JONES MALTSBERGER RD.
SAN ANTONIO, TEXAS 78247

AMOUNT DUE 500.00
INVOICE DATE 11/29/2004
DUE DATE 11/29/2004

MDP 847

PHONE: (000)000-0000

TUSCAN OAKS PUD

REM

CIT

P.O.

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
11/29/2004	3247856	50-05-5574	11/29/2004	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	500.00

LEE HAGEN PARTNERSHIP

15114 JONES MALTSBERGER RD
SAN ANTONIO TX 78247-3475

1006

PAY
TO THE
ORDER OF

DATE 11/18/04

35-1054/1130
892

City of San Antonio
Five Hundred 00/100

\$ 500.00

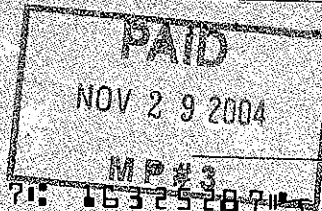
DOLLARS



Compass Bank

San Antonio, Texas (23)

FOR TUSCAN OAKS PUD Review



J. J. J.

0001006 113010547 16325287

INV # 3247856

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST: 11/29/2004	11/29/2004		CK#1006	MDP
END: 11/29/2004				

INVOICE INFORMATION	INVOICE AMT	PAYMENTS REC'D	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE